

# HOMESTEAD OWNERS ASSOCIATION INC.

## Design Review Committee Meeting

October 11, 2024

**ATTENDANCE:** Present Were DRC Members:  
Dylan Friday                      David McWilliams                      Laura Nash-Zwiebach  
Greg Sands

Also Signed In:  
Tracy Erickson                      Kim Baugh                      Steve Fellman  
Jay Livran                      Susi Livran

1. Call to order – 9:01am
2. New Business
  - Boselli – 585 Homestead Drive – Addition – Action Item 2024-10-1 – Tracy Erickson presented plans for the Boselli residence requesting approval for a small addition. There were no neighbor comments. After discussion and amendment, and upon motion duly made by Dylan Friday and seconded by David McWilliams, it was RESOLVED that the proposal be and hereby is APPROVED pending submittal of a \$3,500 performance bond.
  - Livran – 252 Gold Dust Drive – As Built Changes to Approved Plans – Action Item 2024-10-2 – Jay and Susi Livran presented changes they made to their approved plans, including moving a heat pump to a building indentation on the north side of the house at the setback. Neighbors were present to request a screening solution. The DRC discussed options and ultimately determined that the Livran’s come up with a solution the is suitable with the neighbors. The DRC also requested an ILC. After discussion and amendment, and upon motion duly made by Greg Sands and seconded by Dylan Friday, it was RESOLVED that the proposal be and hereby is APPROVED contingent on agreement of screening plans made with the neighbors and the submittal of a ILC.
  - Dressler – 92 Arlington Place (4-Plex) – Roofing – Action Item 2024-10-3 – Tracy Erickson presented plans for the Dressler’s 4-plex to install a new roof using Atlas Pinnacle Prestine shingles. After discussion and amendment, and upon motion duly made by Greg Sands and seconded by Laura Nash-Zwiebach, it was RESOLVED that the proposal be and hereby is APPROVED as presented.
  - Drobmer/Marion – 317 A & B Meile Lane – Windows, Doors – Action Item 2024-10-4 – Tracy Erickson presented plans for the Drobmer/Marion residence to install new windows and doors. The DRC had questions on the timeline and agreed to approve if they could complete the project within 12 months. After discussion and amendment, and upon motion duly made by David McWilliams and seconded by Dylan Friday, it was RESOLVED that the proposal be and hereby is APPROVED contingent on completion within 12 months of start date.
3. Approval of Minutes
  - September 13, 2024 DRC Meeting Minutes – Action Item 2024-10-5 – After discussion and amendment, and upon motion duly made by Greg Sands and seconded by Laura Nash-Zwiebach, it was RESOLVED that the September minutes be and hereby are APPROVED as presented.
4. Member Input – DRC Issues – Old Business
  - The DRC thanked original DRC member, Tali Fagenblat, for her time and efforts on the DRC and wished her the best with her move to Australia. She joined the DRC in 2021 when it was formed as a separate committee from the Board of Directors.
5. Staff Reviewed - None

6. Adjourn – 9:33am