

# HOMESTEAD OWNERS ASSOCIATION INC.

## Design Review Committee Meeting

December 13, 2024

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

Also Signed In:  
Tracy Erickson                      Kim Baugh                      Greg Fedeczko  
Joann Kerwin

1. Call to order – 9:00am
2. New Business
  - Marion – 317 Meile Lane – Hot Tub – Action Item 2024-12-1 – Tracy Erickson presented plans for the Marion residence requesting approval for a hot tub. There were no neighbor comments. The DRC had concerns about the hot tub being too close to the setback. 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 noting the Marions need to ensure the hot tub is not encroaching into the building setback.
  - Bandlamudi – 11 Russell Trail – Fence – Action Item 2024-12-2 – Tracy Erickson presented plans for the Bandlamudi residence requesting approval for a fence. Joanna Kerwin was present to represent a neighbor (Stacy Sadler) who had concerns about the drainage easement going through where the fence is proposed. She said that there have been some drainage issues there. She asked the DRC to table the submittal until Eagle County has a chance to look at the drainage issues. The DRC discussed and agreed the drainage issues should be looked at it prior to approval. After discussion and amendment, and upon motion duly made by Greg Sands and seconded by David McWilliams, it was RESOLVED that the proposal be and hereby is DENIED as proposed based on concerns about the drainage and easement, pending further investigation by Eagle County engineering.
3. Approval of Minutes
  - October 11, 2024 DRC Meeting Minutes – Action Item 2024-12-3 – After discussion and amendment, and upon motion duly made by Dylan Friday and seconded by David McWilliams, it was RESOLVED that the October minutes be and hereby are APPROVED as presented.
4. Member Input – DRC Issues – Old Business
  - A member was present to ask about the dumpster in Allen Circle, noting that it is full. Tracy Erickson said he would look into it.
5. Staff Reviewed - None
6. Adjourn – 9:19am