

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting

April 11, 2025

ATTENDANCE:

Present Were DRC Members:

Dylan Friday	David McWilliams	Kris Miller
Laura Nash-Zwiebach	Greg Sands	

Also Signed In:

Tracy Erickson	Kim Baugh	Bobby Ladd
Katie Zinn		

1. Call to order – 9:00am

2. New Business

- Frank – 75 Fremont Road – Final New Construction – Action Item 2025-4-1 – Homestead’s architectural consultant, Bobby Ladd, noted that the Franks changed the driveway to make it more accessible to emergency vehicles. He also mentioned that they are missing the lighting fixture cut sheet to ensure they fixtures are dark sky compliant, and that the metal roof is a variance, but they have been approved in the past as an accent. DRC comments included questions regarding erosion control, driveway material, and made note that the project must begin within 12 months of approval and then be completed within 18 months of the start date. Neighbor comments included questions on construction parking. After discussion and amendment, and upon motion duly made by Kris Miller and seconded by Laura Nash-Zwiebach, it was RESOLVED that the proposal be and hereby is APPROVED as presented.
- Gray – 862 Gold Dust – Hot Tub – Action Item 2025-4-2 – The Gray’s have already installed a hot tub without approval, but would like to get it approved and move it to another location. Neighbor comments included a request to install screening/landscaping. The Grays are open to discuss the plans with the new neighbors and will consider adding shrubs. After discussion and amendment, and upon motion duly made by Dylan Friday and seconded by Greg Sands, it was RESOLVED that the proposal be and hereby is APPROVED, with the consideration of adding shrubs after discussing with the new neighbors.
- Zinn – 63 Creamery – Fence and AC – Action Item 2025-4-3 – Katie Zinn presented a proposal for a split rail fence with curved wire fence extension under the 48-inch maximum height, to keep her dogs in her yard as well as an AC unit. Neighbors are all okay with the fence extension. After discussion and amendment, and upon motion duly made by Kris Miller and seconded by Dylan Friday, it was RESOLVED that the proposal be and hereby is APPROVED as presented.
- Bradley – 215 Meile – Deck and Stairs – Action Item 2025-4-4 – Tracy Erickson presented the Bradley’s plans to extend their deck and add stairs. All neighbors are ok with the plan. After discussion and amendment, and upon motion duly made by Greg Sand and seconded by Laura Nash-Zwiebach, it was RESOLVED that the proposal be and hereby is APPROVED as presented.
- McClinton – 182 Hummingbird – Fence and Patio – Action Item 2025-4-5 – Tracy Erickson presented the McClinton’s plans to install a fence and patio. There were no neighbor comments. 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 APPROVED as presented.

3. Approval of Minutes

- January 10, 2025 – DRC Meeting Minutes – Action Item 2025-4-6 – After discussion and amendment, and upon motion duly made by Dylan Friday and seconded by Kris Miller, it was RESOLVED that the January minutes be and hereby are APPROVED as presented.

4. Member Input – DRC Issues – Old Business
 - Joanna Kerwin was present to announce that the Edwards Riverpark proposal is back on the table, and that they are requesting a 90 foot building height with an additional 15 feet allowed for chimneys/antennas/etc and are also requesting to build on podiums, which hasn't previously been allowed in Edwards. She encouraged the DRC and community members to attend upcoming hearings at Eagle County.
5. Staff Reviewed - None
6. Adjourn – 9:53am