

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting

December 12th, 2025

ATTENDANCE:

Present Were DRC Members:

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

Also Signed In:

Tracy Erickson Kim Baugh

1. Call to order – 9:01am
2. New Business
3. Approval of Minutes
 - September 12th, 2025 – DRC Meeting Minutes – Action Item 2025-12-1 – After discussion and amendment, and upon motion duly made by Kris Miller and seconded by David McWilliams, it was RESOLVED that the September 12th, 2025 minutes be and hereby are APPROVED as presented.
4. Member Input – DRC Issues – Old Business
 - Livran – 252 Gold Dust Drive – Heat Pump Screening – Informational Item 2025-12-1 – The Livrans neighbors approached the DRC to say they don't believe the screening is sufficient around their heat pump and asked that the DRC look at the project. The DRC discussed and agreed that some shrubs might help with screening. The DRC would be open to approving installation of shrubs if either of the parties would like to install shrubs but ultimately the DRC would like the neighbors to decide and they consider the issue resolved.
 - Boselli – 585 Homestead Drive – Landscaping Wall on HOA Property – Informational Item 2025-12-2 – The Board asked the Bosellis to survey their landscaping wall to ensure that it wasn't on HOA property. The Bosellis had their property surveyed and found the wall was on HOA property. They moved the wall off HOA property and the DRC consider this issue resolved.
5. Staff Reviewed - None
6. Adjourn – 9:20am