

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting

March 13th, 2026

ATTENDANCE:

Present Were DRC Members:

Dylan Friday David McWilliams Kris Miller
Laura Nash-Zwiebach

Also Signed In:

Tracy Erickson Kim Baugh Don Eggers
Alexandra Arana Michael Current

1. Call to order – 9:00am
2. New Business
 - Frank – 75 Fremont Road – Changes to New Construction – Action Item 2026-3-1 –The Franks architect, Don Eggers, presented proposed changes to previously approved plans to include an additional 60 square feet of interior space on the lower level, adjustments to the vertical siding and stone veneer and the addition of a water feature in the backyard. They also proposed to eliminate a fireplace and chimney and eliminate trim around the windows. Neighbor Input included a request to hold off on approval of the water feature, as Homestead has water rights and has questions about the approval of the water usage. The DRC requested to verify the letter of approval from the ditch corporation. After discussion and amendment, and upon motion made by Dylan Friday and seconded by Laura Nash-Zwiebach, it was RESOLVED that the change be and hereby are APPROVED, pending confirmation letter from the ditch corporation.
 - Homestead Court Club Townhomes – 470 Homestead Drive – Roof – Action Item 2026-3-2 – Alexandra Arana presented plans for a roofing project at the Homestead Court Club townhomes, noting the Homestead Court Club Townhomes Board has already approved the project. They requested a variance for the shingles, noting that they are of an equal quality and thickness. The DRC had questions on the timeline, parking, staging and dumpster location. Alexandra said the project should take 4-5 weeks to complete, parking is taken care of and that the dumpster will be located in the center of the driveway. After discussion and amendment, and upon motion made by Dylan Friday and seconded by David McWilliams, it was RESOLVED that the project be and hereby are APPROVED as presented.
 - Bernstein – 54 Remington – Remodel/Addition (Preliminary) – Action Item 2026-3-3 – The Bernsteins architect, Michael Current, presented proposed plans for a remodel and small addition. The majority of the project will be an interior remodel including an in-law suite and the addition of two shed dormers above the garage. The DRC had questions about if the in-law suite would be used as an ADU. The architect stated that it would not be used as an ADU, but for the homeowners in-laws. The DRC discussed items needed for final, including the construction management plan. After discussion and amendment, and upon motion made by David McWilliams and seconded by Laura Nash-Zwiebach, it was RESOLVED that the project be and hereby is DENIED as presented, as is standard for all preliminary submittals.
 - Zurbay – 85 Remington – Remodel/Addition (Preliminary) – Action Item 2026-3-4 – The Zurbays architect, Brian Judge, presented proposed plans for a remodel and small addition. The majority of the project will be an interior remodel with the addition of a bedroom above the garage. Homestead’s DRC consultant, Bobby Ladd, suggested looking closer into the square footage calculations as they are close to the maximum allowable. He also noted the roof overhang and how it should match the rest of the house. After discussion and amendment, and upon motion made by Laura Nash-Zwiebach and seconded by Dylan Friday,

it was RESOLVED that the project be and hereby is DENIED as presented, as is standard for all preliminary submittals.

3. Approval of Minutes
 - December 12th, 2025 – DRC Meeting Minutes – Action Item 2026-3-5 – After discussion and amendment, and upon motion duly made by Kris Miller and seconded by Dylan Friday, it was RESOLVED that the December 12th, 2025 minutes be and hereby are APPROVED as presented.
4. Member Input – DRC Issues – Old Business
 - Member Input included discussion on the DRC asking about parking and construction management plans, as well as reminding owners about project timelines and extension requests and lastly the performance bond requirements.
5. Staff Reviewed - None
6. Adjourn – 9:50am