

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting

April 10th, 2026

ATTENDANCE:

Present Were DRC Members:

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

Also Signed In:

Tracy Erickson Kim Baugh Pavan Krueger
Sarah Robinson

1. Call to order – 9:00am
2. New Business
 - Robinson – 1070 Gold Dust Drive – Remodel (Preliminary) – Action Item 2026-4-1 –The Robinsons architect, Pavan Krueger, presented preliminary plans to add a level above their garage to create additional bedrooms, increasing their square footage by 484 square feet. All exterior materials will match existing. Pavan also mentioned there may be some removal of trees, but they aren't sure yet. Homestead's DRC consultant, Bobby Ladd, suggested looking closer into the roof lines and how they will tie together. He also noted they have plenty of allowable square footage so that will not be an issue. The DRC discussed items needed for final, including the construction management plan, parking plan and landscape plans. There were no neighbor comments. After discussion and amendment, and upon motion made by Kris Miller 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.
 - Zurbay – 85 Remington Trail – Remodel/Addition (Final) – Action Item 2026-4-2 – The Zurbays architect, Brian Judge, presented proposed plans for a remodel and small addition, noting all colors and finishes will match existing. Changes from the previous submittal included a slight change to the roofline as requested at the March meeting, a change to the driveway and Brian adjusted the calculations on the square footage to show they are within the allowable amount. There were no neighbor comments. After discussion and amendment, and upon motion made by Kris Miller and seconded by Dylan Friday, it was RESOLVED that the project be and hereby is APPROVED as presented, with a \$7,500 performance bond and all the application associated review fees be paid by the new owners, as the house is pending sale.
 - Farkas – 615 Homestead Drive – Landscaping and Hot Tub – Action Item 23026-4-3 – Tracy Erickson presented the Farkas's proposed plans to install new landscaping and a hot tub in their yard. There were no neighbor comments. The DRC discussed how close some of the work is to the neighboring lot and a Homestead owned tract. After discussion and amendment, and upon motion made by Greg Sands and seconded by David McWilliams, it was RESOLVED that the project be and hereby is APPROVED as presented, with the condition that they cannot perform work on or access through neighboring properties and that they do not use or disturb the Homestead owned tract, including for parking/staging.
3. Approval of Minutes
 - March 13th, 2026 – DRC Meeting Minutes – Action Item 2026-4-4 – After discussion and amendment, and upon motion duly made by Kris Miller and seconded by Dylan Friday, it was RESOLVED that the March 13th, 2026 minutes be and hereby are APPROVED as presented.
4. Member Input – DRC Issues – Old Business – None
5. Staff Reviewed - None
6. Adjourn – 9:25am