

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting

May 8th, 2026

ATTENDANCE:

Present Were DRC Members:

David McWilliams

Kris Miller

Greg Sands

Also Signed In:

Tracy Erickson

Kim Baugh

Delfina Darquier

Greg Gordon

Rick Pylman

Sheilah Gordon

1. Call to order – 9:02am

2. New Business

- Beck – 210 Gold Dust Drive – Remodel/New Build (Preliminary) – Action Item 2026-5-1 – The Becks architect, Bobby Ladd, presented preliminary plans to tear down their house but use the existing foundation as they build a new house. They plan to resurface the driveway, clean up and keep the sport court, and keep as many mature trees as possible. The DRC requested a 6-foot chain link fence to surround the entire project, and noted they will need to see a grading plan, landscape plan, construction management plan, details on lighting, mechanical, roofing material and exterior materials for final. They also requested the builder attend the meeting for final approval. Neighbor input included questions about the building height, construction management, project timing, and a request for enforcement of the parking plan and dirt management. After discussion and amendment, and upon motion made by Greg Sands and seconded by Kris Miller, it was RESOLVED that the project be and hereby is DENIED as presented, as is standard for all preliminary submittals.
- Pylman – 45 Creamery Trail – Condenser – Action Item 2026-5-2 – Rick Pylman presented proposed plans to install a condenser on the side of his house with a cover as well as a front door. He spoke with his neighbors about the project and there were no neighbor comments. After discussion and amendment, and upon motion made by Kris Miller and seconded by David McWilliams, it was RESOLVED that the project be and hereby is APPROVED as presented.
- Bernstein – 54 Remington Trail – Remodel (Final) – Action Item 2026-5-3 – Homestead’s DRC consultant Bobby Ladd, said nothing has changed from the previous submittal. The DRC are still waiting for a construction management plan, materials board confirming all materials will match existing, and a parking plan. Neighbor comments included concerns about the owners parking cars on the grass. 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 DENIED as presented.
- Furlong – 55 Remington Trail – Fence – Action Item 2026-5-4 – Tracy Erickson presented the Furlongs plans to install a fence to tie into and match the current existing fence. There were no neighbor comments. 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.

3. Approval of Minutes

- April 10th, 2026 – DRC Meeting Minutes – Action Item 2026-5-5 – After discussion and amendment, and upon motion duly made by Greg Sands and seconded by Kris Miller, it was RESOLVED that the April 10th, 2026 minutes be and hereby are APPROVED as presented.

4. Member Input – DRC Issues – Old Business – One member was present on behalf of a neighbor to ask about the process of removal of turf and replacing with xeriscaping. The DRC requested that

she notify her neighbors as well as Tracy Erickson. The DRC plans to have a discussion on this topic at a future DRC meeting.

5. Staff Reviewed – None

6. Adjourn – 9:38am