

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting

June 12th, 2026

ATTENDANCE:

Present Were DRC Members:

Dylan Friday

David McWilliams

Kris Miller

Also Signed In:

Tracy Erickson

Kim Baugh

Patricia Dixon

Ross Dixon

Sarah Robinson

Kristy Brinkman

1. Call to order – 9:00am

2. New Business

- Beck – 210 Gold Dust Drive – Remodel/New Build (Final) – Action Item 2026-6-1 – The Becks architect, Bobby Ladd, presented final 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. They are planning to install a 6-foot chain link fence to surround the entire project, and provided grading plan, landscape plan, construction management plan, details on lighting, mechanical, roofing material and exterior materials as requested at the preliminary submittal. Neighbor input included concerns about drainage, and Bobby Ladd agreed to meet with the neighbor to discuss concerns. The DRC asked for clarification on demolition plans, ISP framing and foundation and screening of the heat pumps. After discussion and amendment, and upon motion made by David McWilliams and seconded by Dylan Friday, it was RESOLVED that the project be and hereby is APPROVED pending staff approval of the screening for the heat pumps, Homestead to receive the foundation and framing ISP/ILC and a \$7,500.00 performance bond.
- Robinson – 1070 Gold Dust Drive – Remodel/Final – Action Item 2026-6-2 – Sarah Robinson presented final plans for their remodel. She mentioned that the only thing that has changed since the preliminary meeting was that they will have to remove two trees next to their garage, and that they have notified neighbors of this change. There were no neighbor comments. 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 is APPROVED pending submittal of a \$7,500 performance bond.
- Brinkman – 605 Homestead Drive – AC/, Landscaping, Pergola, Hot Tub – Action Item 2026-6-3 – Kristy Brinkman presented plans to expand their patio to include a small outdoor kitchen with grill and refrigerator, add a pergola and hot tub and install four mini-splits in the main bedrooms. There were no neighbor comments. Homestead's DRC discussed construction parking and policies. Tracy Erickson asked that the contractor email him so he can communicate the construction policies. After discussion and amendment, and upon motion made by Dylan Friday and seconded by Kris Miller, it was RESOLVED that the project be and hereby is APPROVED as presented.
- Dixon – 1081 Gold Dust Drive – Deck – Action Item 2026-6-4 – Patricia and Ross Dixon presented plans to replace their deck. They plan to cantilever it an additional two feet to the west and south, add stairs and replace existing wooden posts with metal piers. They plan to stage everything in their driveway as well as use the driveway for construction parking. There were no neighbor comments. 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 is APPROVED as presented.

3. Approval of Minutes

- May 8th, 2026 – DRC Meeting Minutes – Action Item 2026-6-5 – After discussion and amendment, and upon motion duly made by Kris Miller and seconded by David McWilliams, it was RESOLVED that the May 8th, 2026 minutes be and hereby are APPROVED as presented. Dylan Friday abstained from the vote.

4. Member Input – DRC Issues – Old Business – None
5. Staff Reviewed – None
6. Adjourn – 9:28am