

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting

August 14th, 2026

ATTENDANCE:

Present Were DRC Members:

Dylan Friday

David McWilliams

Kris Miller

Greg Sands

Laura Nash-Zwiebach

Also Signed In:

Tracy Erickson

Kim Baugh

Norman Bowles

Karen Shupe

1. Call to order – 9:02am
2. New Business
 - Ellis/Dynda – 108 Remington Trail – Entry/Roof Addition – Action Item 2026-8-1 – The Ellis/Dynda’s architect presented plans to redo their entryway with a small roof addition. They are within their allowable buildable square footage and there were no neighbor comments. The DRC asked the owners to schedule a pre-construction meeting with Tracy Erickson and their contractor. After discussion and amendment, and upon motion made by David McWilliams and seconded by Kris Miller, it was RESOLVED that the project be and hereby is APPROVED pending final staff approval and \$3,500.00 performance bond.
 - Guy – 773 Homestead Drive – Solar – Action Item 2026-8-2 – Tracy Erickson presented the Guy’s plans to add additional solar panels to their home. The DRC asked that any existing and new equipment and conduit be painted to match the exterior of their home. 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 pending all conduit and equipment is painted to match the exterior of the home.
 - Bowles/Cobos – 161 Russell Trail – Deck and Railing Replacement – Action Item 2026-8-3 – Norman Bowles presented plans to replace their deck railing to match the neighbors. The Cobos plan to replace their deck and railing with the same footprint as existing. Neighbor comments included concerns about exterior lighting. Homestead’s DRC discussed lighting concerns but ultimately decided the proposal was regarding deck and railing, so they did not make any decisions on lighting. After discussion and amendment, and upon motion made by Greg Sands and seconded by Dylan Friday, it was RESOLVED that the project be and hereby is APPROVED as presented.
 - Cole – 1037 Gold Dust Drive – Roof – Action Item 2026-8-4 – Tracy Erickson presented the Cole’s plans to replace their roof using Woodmore shingles. This is a variance to what is allowable. The DRC discussed and determined the Woodmore shingles fit the look of the neighborhood and are a better shingle than what we require. There were no neighbor comments. After discussion and amendment, and upon motion made by David McWilliams and seconded by Kris Miller, it was RESOLVED that the project be and hereby is APPROVED as presented.
3. Approval of Minutes
 - June 12th, 2026 – DRC Meeting Minutes – Action Item 2026-8-5 – After discussion and amendment, and upon motion duly made by Dylan Friday and seconded by Kris Miller, it was RESOLVED that the June 12th, 2026 minutes be and hereby are APPROVED as presented.
4. Member Input – DRC Issues – Old Business – None
5. Staff Reviewed – None
6. Adjourn – 9:37am