

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting
9:00 AM February 12, 2010

1. Call to order – 9:00am
2. New Business – None
3. Member Input – DRC Issues – Old Business – None
4. Staff Reviewed – None

HOMESTEAD OWNERS ASSOCIATION INC.

Regular Board of Directors Meeting
9:00 AM February 12, 2010

ATTENDANCE: Present Were Directors:
Bobby Ladd Mike Haller Billy Carty
T.J. Johnson Norm Green Johanna Barrows
Greg Sands

Also Signed In:
Tracy Erickson Kim Gauron Simon Chen
Rich Howard Omar El-Bitar

1. Call to order – 9:04am
2. Member Input – One member was present to make a comment to the Design Review Committee.
3. New Business
 - Ø Miller Ranch Open Space – EVLT Letter of Support – Informational Item 2010-2-1 – Tracy informed the Board that the Eagle Valley Land Trust has asked Homestead for a letter of support regarding placing the Miller Ranch open space into a conservation easement. Board discussion followed and the Board agreed that they support the proposed conservation easement.
4. Matters Pending
 - Ø Nominating Committee – Set Annual Meeting Ballot – Action Item 2010-2-1 – The committee announced that four candidates would like to be listed on the ballot; Bobby Ladd, T.J. Johnson, Rich Howard and Simon Chen. After discussion and amendment, and upon motion duly made by Director Green and seconded by Director Sands, it was RESOLVED that the 2010 ballot has been APPROVED as presented.
5. Approval of Minutes
 - Ø January 8, 2010 Meeting Minutes - Action Item 2010-2-2 – After discussion and amendment, and upon motion duly made by Director Green and seconded by Director Carty, it was RESOLVED that the minutes from the January 8, 2010 Board of Directors Meeting be, and hereby are APPROVED as amended.
6. Financial
 - Ø Approve Financials – December 2009 - Action Item 2010-2-3 – After discussion and amendment, and upon motion duly made by Director Johnson and seconded by Director

Barrows, it was RESOLVED that the financials from December 2009 be, and hereby are APPROVED as presented. The Board also reviewed the 2009 Reviewed Financials.

7. Board Member Items – None
8. Director and Programs Reports
 - Ø Director's Report – Major Repairs and Improvements (Capital) and Reserve Projects 2009 – Informational Item 2010-2-2 – Tracy Erickson discussed upcoming capital and reserve projects with the Board. Director Johnson requested that Tracy add a timeline with percentage complete to the report to allow for more detail on upcoming projects.
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - Ø Legal – Informational Item 2010-2-3
10. Adjourn -- There being no additional business to come before the Board, the meeting adjourned at approximately 9:37am.

Respectfully Submitted,

By: Kim Gauron
Secretary to the Meeting