

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting
9:00 AM August 13th, 2010

1. Call to order – 9:00am
2. New Business
 - Ø Landauer – 29 Freemont Dr. – Addition – Dave Peel presented plans for the Landauers to add a 12x22 foot one story addition to their garage. The Design Review Committee had questions concerning the exact roofing material and detailing. After discussion and amendment, and upon motion duly made by Director Sands and seconded by Director Barrows, it was RESOLVED that the plan be, and hereby is APPROVED pending submittal of materials and detailing for staff approval, a \$7,500 performance bond, and a construction management plan.
 - Ø Barca – 143 Meile Lane – Shed Roof Addition and Re-Roof – The Barcas presented their plans to reroof their house using asphalt impregnated metal shake style shingles, and replace a window (skylight) with shed roof above. After discussion and amendment, and upon motion duly made by Director Sands and seconded by Director Green, it was RESOLVED that the plan be, and hereby is APPROVED pending submittal of a \$3,750 performance bond and construction management plan.
 - Ø Clanton – 658 Homestead Drive – Re-Roof Plastic Shingles – Jake Borah, from Western Mountain Roofing, presented plans for the Clantons to re-roof their house using a synthetic product with a 50 year warranty. After discussion and amendment, and upon motion duly made by Director Johnson and seconded by Director Green, it was RESOLVED that the plan be, and hereby is APPROVED pending submittal of a \$3,750 performance bond and construction management plan.
3. Member Input – DRC Issues – Old Business
4. Staff Reviewed – None

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Regular Board of Directors Meeting
9:00 AM August 13th, 2010

ATTENDENCE:

Present Were Directors:		
Bobby Ladd	Norm Green	Greg Sands
Johanna Barrows	TJ Johnson	Simon Chen-via skype
Also Signed In:		
Tracy Erickson	Kim Gauron	Jake Borah
Kay Clanton	Dudley Irwin	Mike Barca
Jen Barca	David Peel	Lynn Emmert

1. Call to order – 9:40am
2. Member Input – None
3. New Business – None
4. Matters Pending

- Ø Pre-School Service Space Lease – Committee Report – Informational Item 2010-8-1 – The Committee has met with Kristin Tang, but moved the discussion regarding the lease into executive session as contract and legal negotiations are involved, to contact our attorney.
 - Ø Remonov Development – PUD Application – Tract T,B,K – Informational Item 2010-8-2 – The next Eagle County Planning Meeting has been moved to Wednesday, September 1st at 3:00pm. The Board would like to urge homeowners to attend the meeting. Notification has been sent out in the monthly newsletter and via email.
5. Approval of Minutes
- Ø July 9th, 2010 Meeting Minutes - Action Item 2010-8-1 – After discussion and amendment, and upon motion duly made by Director Green and seconded by Director Johnson, it was RESOLVED that the minutes from the July 9th, 2010 Board of Directors Meeting be, and hereby are APPROVED as presented. Directors Sands abstained.
6. Financial
- Ø Approve Financials – June 2010 - Action Item 2010-8-2 – After discussion and amendment, and upon motion duly made by Director Green and seconded by Director Sands, it was RESOLVED that the financials from June 2010 be, and hereby are APPROVED as presented.
7. Board Member Items
- Ø None
8. Director and Programs Reports
- Ø Director's Report – Major Repairs and Improvements (Capital) and Reserve Projects 2010 (Emergency Planning) – Informational Item 2010-8-3 – Tracy Erickson informed the Board that he has met with three different asphalt companies regarding re-paving the Homestead Court Club parking lot, and all three companies said that it was not necessary at the present time and that they would recommend crack sealing instead. According to the reserve study the re-paving was scheduled to be done this year, however the Board agreed that it can wait. Tracy also mentioned that the HVAC project for the pool area is going well and is on schedule.
 - Ø Reserve Study Update – Board Review of Existing – Informational Item 2010-8-4 – Tracy informed the Board that is he currently getting bids from many different companies for items on the updated reserve study.
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
- Ø Montessori School Space Lease
10. Adjourn -- There being no additional business to come before the Board, the meeting adjourned at approximately 10:00am.

Respectfully Submitted,

By: Kim Gauron
Secretary to the Meeting