

## **HOMESTEAD OWNERS ASSOCIATION INC.**

Design Review Committee Meeting  
9:00 AM January 14<sup>th</sup>, 2011

1. Call to order – 9:05am
2. New Business – Varecha – 196 Russell Trail – New Primary Residence – Informational Item 2011-1-1 – The Varecha's architect Christopher Burner presented preliminary plans to build a 3,410 square foot single family residence at 196 Russell Trail. Christopher went over his preliminary plans with the Design Review Committee. Neighbor comments included two neighbors who had concerns about the construction and specifically the amount of dust during construction and how they plan to keep the dust to a minimum. DRC comments included concern regarding the thickness of boulder retaining walls and how that will affect the driveway grading, possibly making the auto court larger so the residents will have more space to turn around in the driveway, the large amount of disturbance in the hill on the back side of the house and how they plan to re-vegetate it.
3. Member Input – DRC Issues – Old Business – None
4. Staff Reviewed – None

## **HOMESTEAD OWNERS ASSOCIATION INC.**

Regular Board of Directors Meeting  
9:00 AM January 14<sup>th</sup>, 2011

**ATTENDANCE:** Present Were Directors:  
Bobby Ladd                      Greg Sands                      Norm Green  
Billy Carty                      Simon Chen-via skype

Also Signed In:  
Tracy Erickson                      Kim Gauron                      Katie DeMore  
Rich Howard                      Paul Backes                      Emsie Parker  
Hans Vlaar

1. Call to order – 9:58am
2. Member Input – Paul Backes was present to introduce himself to the Board and state his interest in running for a seat on the Board in February.
3. New Business
  - Ø Modify General Rules – Electronic Communication – Action Item 2011-1-1 – After discussion and amendment and upon motion duly made by Director Green and seconded by Director Carty, it was RESOLVED that general rules be updated to include the new electronic communication policy.
  - Ø Nominating Committee – Appoint New Member – Action Item 2011-1-2 – After discussion and amendment and upon motion duly made by Director Green and seconded by Director Carty, it was RESOLVED that Greg Sands may replace Paul Backes on the Nomination Committee.
4. Matters Pending
  - Ø Nominating Committee – Interested Candidates – Informational Item 2010-1-2 – The nominating committee announced that there are three candidates interested in running

for the two Board Member seats up for election in February; Katie DeMore, Rich Howard, and Paul Backes.

5. Approval of Minutes
  - Ø December 10th, 2010 Meeting Minutes - Action Item 2011-1-3 – After discussion and amendment, and upon motion duly made by Director Carty and seconded by Director Ladd, it was RESOLVED that the minutes from the December 10th, 2010 Board of Directors Meeting be, and hereby are APPROVED as presented. Greg Sands, Norm Green, and Simon Chen abstain since they were not present in December.
6. Financial
  - Ø Approve Financials – November 2010 - Action Item 2010-1-4 – After discussion and amendment, and upon motion duly made by Director Carty and seconded by Director Sands, it was RESOLVED that the financials from November 2010 be, and hereby are APPROVED as presented.
7. Board Member Items
  - Ø Capital Improvement Items – General Meeting Discussion – Informational Item 2011-1-3 – Tracy Erickson would like to send out an electronic survey after the General Meeting to see what capital improvements the homeowners would like to see.
8. Director and Programs Reports
  - Ø Director's Report – Major Repairs and Improvements (Capital) and Reserve Projects 2011 – Informational Item 2011-1-4
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
10. Adjourn – There being no additional business to come before the Board, the meeting adjourned into executive session at approximately 10:16am.

Respectfully Submitted,

By: Kim Gauron  
Secretary to the Meeting