

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting

9:00 AM February 18th, 2011

1. Call to order – 9:05am
2. New Business – Varecha – 196 Russell Trail – New Primary Residence – Action Item 2011-2-1 – The Varecha's architect Christopher Burner presented final plans to build a 3,410 square foot single family residence at 196 Russell Trail. Christopher went over changes from the preliminary plans including moving the placement of the fireplace and adding a windmill. He also stated that they plan to do a stand pipe for the fire department. DRC comments included concern regarding the windmill (which the architect withdrew from the plans), driveway grading, snow storage, outdoor lighting, utility location, and a construction management plan. After discussion and amendment and upon motion duly made by Director Green and seconded by Director Carty, it was RESOLVED that the plans be APPROVED pending the following changes: the windmill must be applied for separately, any changes to the submitted plan must be approved by the DRC, submittal of a construction management plan including detailed description of the dust control measures and street clean-up plan, and lastly a \$15,000.00 bond must also be submitted. Director Johnson abstained.

Mueller – 80 Russell Trail – New Primary/Secondary Residence – Informational Item 2011-2-1- Mr. Mueller's architect presented preliminary plans to build a new primary/secondary residence at 80 Russell Trail. The architect stated that Mr. Mueller plans to build his home in phases, which the DRC informed the architect that Homestead's guidelines state all approved plans must be completed within 18 months. Neighbor comment included one neighbor who felt that the proposed driveway is in the setback and that the proposed house is too close to the setback. DRC comments included concern regarding the driveway grading and the size of the barn structure, which can only be 1,500 square feet maximum.

Tang – 400 Homestead Drive – School Lease Space Addition – Action Item 2011-2-2 – Kristin Tang presented plans to enclose the entryway to the School Lease Space. After discussion and amendment and upon motion duly made by Director Green and seconded by Director Barrows, it was RESOLVED that the plans be, and hereby are APPROVED as presented.
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 18th, 2011

ATTENDANCE:

Present Were Directors:		
Bobby Ladd	T.J. Johnson	Norm Green
Billy Carty	Johanna Barrows	
Also Signed In:		
Tracy Erickson	Kim Gauron	Christopher Burner
Rich Howard	Andrew Abraham	Pete Mueller
Ray Cheesman	Lisa Cheesman	Kristin Tang

1. Call to order – 10:30am

2. Member Input – None
3. New Business
 - Ø Reserve Study – Final Study – Action Item 2011-2-3 – After discussion and amendment and upon motion duly made by Director Barrows and seconded by Director Green, it was RESOLVED that final reserve study be, and hereby is APPROVED as presented.
 - Ø USFS Land Swap – Letter From Homestead – Informational Item 2011-2-2 –
 - Ø Nominating Committee Report – Set Annual Meeting Ballot – Action Item 2011-2-4- After discussion and amendment and upon motion duly made by Director Carty and seconded by Director Barrows, it was RESOLVED that Rich Howard, Paul Backes, and Katie Demore by listed on the annual meeting ballot.
 - Ø Nominating Committee – Appoint 2011-2012 Members – Action Item 2011-2-5- After discussion and amendment and upon motion duly made by Director Carty and seconded by Director Johnson, it was RESOLVED that T.J. Johnson, Dale Nelson, and Johanna Barrows be the 2011-2012 Nominating Committee Members.
 - Ø Ratification of Action Taken Outside Of Meeting – Action Item 2011-2-6- After discussion and amendment and upon motion duly made by Director Johnson and seconded by Director Carty, it was RESOLVED that the action taken outside the Board Meeting of signing the school space lease with Kristen Tang, be, and hereby is ratified.
4. Matters Pending
 - Ø Nominating Committee – Interested Candidates – Informational Item 2011-2-3
5. Approval of Minutes
 - Ø January 14th, 2011 Meeting Minutes - Action Item 2011-2-7 – 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 14th, 2011 Board of Directors Meeting be, and hereby are APPROVED as presented. Director Barrows and Director Johnson abstain since they were not present in January.
6. Financial
 - Ø Approve Financials – December 2010 - Action Item 2011-2-8 – After discussion and amendment, and upon motion duly made by Director Green and seconded by Director Barrows, it was RESOLVED that the financials from December 2010 be, and hereby are APPROVED as presented.
 - Ø Approve Financials – Accountant Reviewed 2010 – Action Item 2011-2-9- After discussion and amendment, and upon motion duly made by Director Green and seconded by Director Barrows, it was RESOLVED that the accountant reviewed 2010 financials by, and hereby are APPROVED as presented.
7. Board Member Items
 - Ø Capital Improvement Survey – General Meeting Discussion – Informational Item 2011-2-4 – The Capital Improvement Survey will be available on Homestead's website beginning on Thursday, February 24th, 2011.
8. Director and Programs Reports
 - Ø Director's Report –
9. Executive Session: None
10. Adjourn – There being no additional business to come before the Board, the meeting adjourned at approximately 10:51am.

Respectfully Submitted,

By: Kim Gauron
Secretary to the Meeting