

# HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting  
9:00 AM June 10<sup>th</sup>, 2011

1. Call to order – 9:00am
2. New Business
  - Ø Varecha – 196 Russell Trail – New Primary Residence – Informational Item 2011-6-1- The Varecha’s architect, John Perkins, presented plans for a new single family residence at 196 Russell Trail. The Varecha’s significantly changed their plans from their last submittal including moving the proposed location of the home closer to the street, changing the proposed driveway, grading, etc. Board comments included concerns about drainage, building into the setback, no driveway turnaround is provided, parts of the roof are at a 2/12 pitch which does not meet Homestead guidelines, and some of the proposed materials do not meet Homestead guidelines. Neighbor comments included concerns about drainage and the construction, specifically the use of a construction fence and spraying the dirt to lessen the amount of dust.
  - Ø Mueller – 80 Russell Trail – New Primary Residence – Informational Item 2011-6-2- The Mueller’s architect, Andrew Abraham, presented plans for a new single family residence at 80 Russell Trail. The Mueller’s plans have been significantly changed from the last proposal including changing the proposal from a duplex to a single family residence, and moving the proposed location of the home. Board comments included concerns about some of the building materials such as corrugated siding and reclaimed wood. There were no neighbor comments.
  - Ø Jackson – 463 Edwards Village Boulevard – Fence Addition – Action Item 2011-6-1- Tracy Erickson presented a proposal to construct a split rail fence to enclose the Jackson’s backyard. Board concerns included a strong concern over the property line and encroaching into the park and open space that is behind the property. After discussion and amendment and upon motion duly made by Director Nelson, and seconded by Director DeMore, it was APPROVED that the proposed fence be and hereby is APPROVED pending a survey of the property.
3. Member Input – DRC Issues – Old Business – None
4. Staff Reviewed – None

# HOMESTEAD OWNERS ASSOCIATION INC.

Regular Board of Directors Meeting  
9:00 AM June 10<sup>th</sup>, 2011

**ATTENDANCE:**

Present Were Directors:		
Paul Backes	Billy Carty	TJ Johnson
Dale Nelson	Katie DeMore	Norm Green (via Skype)
Also Signed In:		
Tracy Erickson	Kim Gauron	Andrew James Abraham
Robert Dale	Richard Wade	Kris Miller
Chris Newswanger	Rich Howard	David Jaffe

1. Call to order – 9:58am
2. Member Input – None

3. New Business
  - Ø Architect Review Consultant – Approve New Vendor – Action Item 2011-6-2 – After discussion and amendment, and upon motion duly made by Director Carty and seconded by Director Nelson, it was RESOLVED that RAL Architects (Bobby Ladd) may be compensated for finishing the reviews on the two projects that he had previously started and was not compensated for.
4. Matters Pending
  - Ø County Purchase of Scudder/Webster – Memorandum of Understanding – Action Item 2011-6-3 – The Board heard comments from many neighbors including concerning regarding how encroachment along the property line will be enforced, hunting on the property, a concern regarding plowing in the winter months, where people will park, monitoring night use, weed mitigation, and a request for a “No Outlet” sign at the bottom of Cameron Trail. After discussion and amendment, and upon motion duly made by Director Nelson and seconded by Director Carty, it was RESOLVED that the Memorandum of Understanding be signed by the Board President, Bobby Ladd, and returned to Eagle County.
5. Approval of Minutes
  - Ø May 13<sup>th</sup>, 2011 Meeting Minutes - Action Item 2011-6-4 – After discussion and amendment, and upon motion duly made by Director Carty and seconded by Director Nelson, it was RESOLVED that the minutes from the May 13<sup>th</sup>, 2011 Board of Directors Meeting be, and hereby are APPROVED as presented.
  - Ø May 12<sup>th</sup>, 2011 Executive Session Meeting Minutes – Action Item 2011-6-5 – 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 May 12<sup>th</sup>, 2011 Executive Session Meeting be, and hereby are APPROVED as presented.
6. Financial
  - Ø Approve Financials – April 2011 - Action Item 2011-6 – After discussion and amendment, and upon motion duly made by Director DeMore and seconded by Director Backes, it was RESOLVED that the financials from April 2011 be, and hereby are APPROVED as presented.
7. Board Member Items
  - Ø Board Member Items included a request that staff notify homeowners regarding Homestead staff spraying the weeds in the neighborhood via the newsletter and a question regarding updating Homestead’s parking lot.
8. Director and Programs Reports
  - Ø Director’s Report included information on changes to the 2011 Budget.
9. Executive Session: Contract and Legal Negotiations; Personnel Issues
  - Ø None
10. Adjourn – There being no additional business to come before the Board, the meeting adjourned at approximately 11:09am.

Respectfully Submitted,

By: Kim Gauron  
Secretary to the Meeting