

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting
9:00 AM July 8th, 2011

1. Call to order – 9:05am
2. New Business
 - Ø Varecha – 196 Russell Trail – New Primary Residence – Action Item 2011-7-1- The Varecha's architect, John Perkins, presented final plans for a new single family residence at 196 Russell Trail. Mr. Perkins noted changes made from the previous plans including shrinking the house to ensure it is not in the setback, changing the color scheme and adding more wood siding so the mustard color stucco is solely an accent, and addressing drainage concerns. Bobby Ladd, the architectural consultant, noted that his previous concerns had been addressed however he noted a few things still missing from the plans; the columns on the deck need to be shown on the plans, the electrical door needs to be shown on the plans, cut sheets for lighting need to be included in final plans, details of the glass blocks need to be provided, details of the railing for the deck need to be provided, there is no exposed concrete allowed, and there needs to be a construction management plan. After discussion and amendment, and upon motion duly made by Director Nelson and seconded by Director Green, it was RESOLVED that the plans be, and hereby are APPROVED pending all items listed above are included in the plans and a \$7,500.00 performance bond is submitted to the Homestead Owners Association.
3. Member Input – DRC Issues – Old Business – None
4. Staff Reviewed – None

HOMESTEAD OWNERS ASSOCIATION INC.

Regular Board of Directors Meeting
9:00 AM July 8th, 2011

ATTENDANCE: Present Were Directors:
Paul Backes Dale Nelson Norm Green
Bobby Ladd

Also Signed In:
Tracy Erickson Kim Gauron

1. Call to order – 9:43am
2. Member Input – None
3. New Business
 - Ø None
4. Matters Pending
 - Ø County Purchase of Scudder/Webster – Continued Discussion – Informational Item 2011-7-1 – Tracy Erickson announced that Eagle County has decided to retain encroachments to the open space property and remove those areas from the conservation easement so the homeowners do not have to move their fences, etc. The County plans to hike and mark the trail sometime over the next week with a surveyor.

5. Approval of Minutes
 - Ø June 10th, 2011 Meeting Minutes - Action Item 2011-7-2 – After discussion and amendment, and upon motion duly made by Director Green and seconded by Director Backes, it was RESOLVED that the minutes from the June 10th, 2011 Board of Directors Meeting be, and hereby are APPROVED as amended.

6. Financial
 - Ø Approve Financials – May 2011 - Action Item 2011-7-3 – After discussion and amendment, and upon motion duly made by Director Green and seconded by Director Nelson, it was RESOLVED that the financials from May 2011 be, and hereby are APPROVED as presented.

7. Board Member Items
 - Ø None

8. Director and Programs Reports
 - Ø Director's Report included an update on how the 2011 reserve projects are going.

9. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - Ø Legal – Allen Easement Injunction – Informational Item 2011-7-3

10. Adjourn – There being no additional business to come before the Board, the meeting adjourned at approximately 9:59am.

Respectfully Submitted,

By: Kim Gauron
Secretary to the Meeting