

HOMESTEAD OWNERS ASSOCIATION INC.

Design Review Committee Meeting
9:00 AM November 11th, 2011

1. Call to order – 9:06am
2. New Business
 - Ø DRC – Cottonwood Tree Removal Policy – Informational Item 2011-11-1 – Tracy Erickson suggested changing the DRC guidelines to allow removal of cottonwood trees without prior approval in emergency or dangerous situations. Tracy Erickson will work on wording to put into the DRC guidelines regarding this issue.
3. Member Input – DRC Issues – Old Business – None
4. Staff Reviewed – None

HOMESTEAD OWNERS ASSOCIATION INC.

Regular Board of Directors Meeting
9:00 AM November 11th, 2011

ATTENDANCE:

Present Were Directors:

Dale Nelson	Bobby Ladd	Katie DeMore
Billy Carty	Paul Backes	Norm Green

Also Signed In:

Tracy Erickson	Kim Gauron	Chris Neswanger
Rich Howard	Jo Brown	Larry Agneberg
Ken Marchetti		

1. Call to order – 9:13am
2. Member Input – None
3. New Business
 - Ø Capital Improvements – Club Entryway – Informational Item 2011-11-2 – The Board would like to solicit bids from some local architects to design a new entryway for the Club. Director Ladd said he would work on a request for proposal and contact some local architects.
 - Ø Nominating Committee – Review Members – Informational Item 2011-11-3 – Tracy Erickson announced that the current members of the nominating committee are TJ Johnson, Dale Nelson, and Johanna Barrows. After discussion and amendment, and upon motion duly made by Director Nelson and seconded by Director Carty, it was RESOLVED that Larry Agneberg be, and hereby is added to the Nominating Committee. Ken Marchetti stated he was interested in running for the Board in February.
4. Matters Pending
 - Ø County Purchase of Scudder/Webster – Continued Discussion – Informational Item 2011-11-4 – Tracy Erickson announced that the Land Trust is working with Creamery Creek to get additional funding and are also working toward putting the open space “L” into a conservation easement.
 - Ø Budget and Dues 2012 – Action Item 2011-11-1 – Director Backes motioned to increase the dues by \$3/month for 2012, Director Carty seconded. Motion Failed. After discussion

and amendment, and motion made by Director DeMore and seconded by Director Nelson, it was RESOLVED that dues remain the same for 2012. Motion Carried. After discussion and amendment and upon motion duly made by Director Green and seconded by Director Carty, it was RESOLVED that the 2012 Budget be and hereby is APPROVED as presented. Motion Carried.

5. Approval of Minutes
 - Ø October 14th, 2011 Meeting Minutes - Action Item 2011-11-2 – 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 October 14th, 2011 Board of Directors Meeting be, and hereby are APPROVED. Directors Green, Backes, and DeMore abstained.

6. Financial
 - Ø Approve Financials – September 2011 - Action Item 2011-11-3 – After discussion and amendment, and upon motion duly made by Director Green and seconded by Director DeMore, it was RESOLVED that the financials from September 2011 be, and hereby are APPROVED as presented.

7. Board Member Items
 - Ø None

8. Director and Programs Reports
 - Ø Director's Report – Reserve Projects 2011 Update – Informational Item 2011-11-5 – Director's Report included an update on how the 2011 reserve projects are going. Tracy Erickson stated that installation is now complete on the new HCC playground equipment.

9. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - Ø Legal – Allen Easement Injunction – Informational Item 2011-11-6

10. Adjourn – There being no additional business to come before the Board, the meeting adjourned into Executive Session at approximately 10:21am. Upon motion duly made and seconded, it was RESOLVED to come out of executive session and adjourn the regular meeting at 11:30am.

Respectfully Submitted,

By: Kim Gauron
Secretary to the Meeting