

**Minutes ARC Meeting, Wednesday, March 6, 2024**

Present: Jerry Simon, Chris Blumke, Tom Rudd, Ken House

Absent Excused: Eric Reinhart, Gary Lawrence

Board Liaison: John Peters

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Meeting called to order by Chair.

**Approval of February minutes** – Approved

**Project Liaison reports** – Nothing specific for updates.

Peters advised that his projects need clean-up or he will be fined \$100 if not done in 10 days, per ARC Standards.

**Old Business** –

**Hartman** – Stop work order issued by county until trusses and other materials stowed on the ground are verified to be architecturally sound by engineer.

**Siex** – Updated elevations received. Conceptual review approved. Preliminary Review to be held in April.

**Parks** – Operating fee has been received.

**Senn** – Have moved in. CO issued.

**Mueller/Moliter** – Final conformance review being rescheduled to last week of March.

**Stokes** – Requested conformance review, but there are at least four major issues still needing to be addressed before review can be done. Some landscaping plans still need to be done especially related to the steep drop-off at the back of the lot , i.e. retaining walls.

**Lot 514 / Hummingbird** – HOA President has been meeting with the County regarding 25' set-back from the road. County will come out to determine whether to issue variance since plat does not match curvature of the road.

**Williams** – Needs to be cleaned up as soon as weather clears. 10 days to clean up or \$100 fine.

**NEW BUSINESS**

Terry Thomas – courtesy notice regarding patio repair

Forbes Lot 339 -- ARC Standards were sent to him. He plowed a pathway into the lot after the last snowstorm. Backhoe has been stored on the lot for almost two years.

**Herrmann** – New Garage door – approved by ARC

Property owners near Schoo and Flora had been notified of pending review submissions.

**Rudd** – Doing fire mitigation and will mark the trees. John Peters said the HOA is considering having Western Wildfire come out and assess the community as a whole.

**ARC Standards Update** – Several items are being considered. Jerry Simon will determine who will be on the workshop committee for this.

Slash piles on undeveloped Marmot Lot need to be removed. Note to be sent to Randy Mathis, copy to Steve Williams and Simon Ward since that is a CRC enforcement issue.

### **SCHEDULED REVIEWS**

Michael Schoo – Lot 140 White Tail – Conceptual Review.

Neighbor, Brent Johnson, attended the meeting.

Proof of HOA payments and Golf Course fees submitted. Appendix 1 submitted.

Not on Sanitation district.

Operating Fee check of \$3000 received, given to Treasurer, receipt will be sent for Mr. Schoo's signature.

Ridgeline and roof lines broken up, not boxy. No shed roofs. Exterior walls offset.

Site plan - Location of house has been corrected, rotated to highest point.

Setbacks are all met. 25' from front of road.

Decorative walls in front for patio/gardening area. Stucco and rock siding.

Footprint as a percentage of the total lot – needs to be provided. Must be less than 15%.

Septic will have to be in front of the house on the lower property. Will need to be submitted.

Wall dimensions, location, etc. will be indicated on revised elevations for Preliminary Review.

Topo or drainage patterns on next plat for Preliminary Review, as well as leach field and septic.

Driveway must be minimum 12' width. Driveway will be gravel at this point, with 20' apron.

Location of culvert must be shown and end caps.

Roof plan looks good. Square footage for house is 2,239 living space. Additional 1,000 garage.

Roof type will be composite. Roof pitch is all 5:12. Building height is 17.5'

8" fascia is required – plans show 6". 18" minimum overhang on the eaves.

No variances requested. Highest part of house is closer to back of deck.

Preliminary review scheduled for April meeting.

Meeting adjourned. 2:35 PM

Next meeting: Wednesday, April 3 at 1:00 PM