

## **Minutes of ARC Meeting, April 20, 2023**

Present: Jerry Simon, Eric Loeb, Martha Wright, Gary Lawrence, Tom Rudd,  
Michael Holt

Absent: Eric Reinhardt                      Board Liaison: Bob Del Rossi

Meeting called to order at 1:00 PM by Jerry Simon, ARC Chair  
Approval of February ARC minutes – Approved

### **Project Liaison Reports –**

ARC members were unable to conduct the inspections due to snow and weather conditions and no reports were submitted to Eric Reinhardt. Jerry asked all committee members to conduct their inspections soon.

### **Other Projects**

Wright – Lot 332. Both owners are architects. Jerry Simon met with them informally. They will present at the May meeting or a special meeting, if earlier than May.

Finley Scherr – ARC did conformance review. Stacks need to be painted. Were unable to see culvert or end caps.

Trotter – did final review approval . Got final samples for their homes, and all conformance fees have been paid.

Lot 264 – One of owners had inquiry about new home going in next door and whether it was a modular. Owner indicated that he was not notified about house going in, and is upset, so probably will sell his lot.

518 Marmot –Wants to remove 2 ponderosas down on the border of his property. Jerry looked at the trees and told homeowner he could NOT remove the trees.

ARC Standards – Final revised edition approved by HOA Board. All ARC members now have the new copy and need to become familiar with it.

**Action approved:**

**Homes on gravel roads: Variance for returning portion of Conformance Fee, and no need to pave driveway if on gravel road. ARC will withhold \$4000 of Conformance fee until the road is paved.**

MAY ARC Meeting – Friday, May 12. 12:00 Noon at ARC office.

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**Hollingshead Conceptual Review – Lot 553**

Rec'd initial application, Appendix 1 and proof of HOA dues paid, but **need confirmation of golf course or San District.**

House appearance - - Overall design of house is interesting and they did a good job with it. Have avoided boxy look due to the bumpouts. Front faces west. Reviewed lengths of ridgelines. **ARC needs to see the overall length of all ridgelines to make sure it is within the 40% requirement.** Owners will adjust the rooflines/ridges to comply.

Site plan – good placement, set-backs okay, **need calculation of footprint within the property. Also need drainage patterns and water flow away from the house (arrows).** Flat lot. Driveway 12' wide; gravel driveway – **need 20' depth apron over the culvert. Address monument shown.**

Building height – 25'1" may add 2 feet to it. Floor plan and roof plan are good, with discussed items. Square footage correct for first and second floors – 2,368 sq ft.

Roof – asphalt shingles. Roof pitch is 5:12 overall.

ARC received Operating Conformance Fee of \$3,000. Receipt to be prepared.

Jerry will prepare review notes; Conceptual review not approved until the golf course fees, san district, ridgelines, and max footprint size provided. Can do

special meeting for \$150 Monday or Tuesday next week. Other option is to get the required information, ARC will do an on-line and issue review. Currently on agenda for 12:30 on 5/12/23 for preliminary review.

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**Schmidt Conceptual Review – Lot V308** Corner of Cottontail and Marmot.  
Guests (neighbors): Lyn Shaw and Wills (no last name provided)

**Need proof of payment for HOA, Golf Course, and San District.**

Appearance of the House – Not Boxy or rectangular.

Overall length of ridgeline must be less than 40% of the overall roof length from end to end of the house overall length. Owner explained the breaks in the roofline. Main problem is the main ridgeline. ARC suggested gable above rear patio, go up to match the roof on the right side, that would constitute a change of the ridgeline. Change of height or change of direction. Can be a decorative accent gable.

Site Plan – close to the set-backs, need to be adjusted. House location looks good with long driveway. Might consider coming in from Cottontail instead of Marmot. Eric Loeb pointed out a double-chipseal will work for the paving of the driveway, which is about ½ the cost of asphalt.

**Need maximum footprint shown, under 30%. Drainage patterns also needed with arrows for water flow.** Driveway must be totally paved. Building height is 24'

Roof pitch is 8:12. All sheds are 3:12. Roof type is steel, not painted.

Initial application given to Jerry/ARC. **Will email receipts to ARC for payments to HOA, golf course.**

Waiving initial Conformance Operating fee at this point since she is doing new example drawings for the updated ARC standards.

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## **Keeney Final Review – Lot V322**

Blueprints were given to ARC. **Need color renderings for all 4 elevations.** Trees are tagged. ARC will review. Construction boundary fence will not be installed until right before start of construction. Roof is steel, not painted, powdercoated. Removed chimney. Rooflines look good.

Story Board – Charcoal metal roof CMG Coated Metals, Gray Hardie Board, smooth siding; El Dorado stack stone, mortared to the house. Because they are under the old standards, the stone sample is approved. Meant to look like a dry stack, will fit tighter.

Wood trim, douglas fir, natural stain. Metal garage door, wood grained. Soffits also cedar. Hardie board is pre-painted, but it will be purchased “raw” and painted to match. **Need paint sample.**

Windows are black, Forgent Series, looks like metal but is composite fiberglass. Showed example of retaining wall with metal and rock. Because initial review was prior to updated standards, it will be approve. No chimney. Flues or roof vents must be color coordinated with the roof. Wood front door (natural wood). **Need to send information if they decide on fiberglass door.**

No secondary doors. No flush metal doors. Exterior lighting unit ok. No solar panels.

### **Conformance Fees (based upon old Standards):**

FPEOA Operating \$2,000

FPEOA Conformance \$8,000

FPEOA Road \$1,000

Receipt will be issued, Bill Keeney will sign and return to ARC Chair for file.

Gary Lawence indicated 3 Chambered septic tanks are required.

Jerry will send out review notes for final approval. County will be notified to issue building permit.

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## **Saville Conceptual Review – Lot 249 Antlers Court**

Randy Cunningham (builder) Joanna Saville (owner)

Guests – Pat & Erich Montgomery and Jeff Katz (neighbors on either side)

Fees current -- HOA, Golf Course. Not on San District. **Need verification of payments.**

House Appearance – Owner said home was originally approved by ARC, but the size has been reduced.

Overall shape of house is boxy / ridgeline is long. Variations are good.

Garage is bumped out. Rooflines offer good variety.

Current standards require to be broken up, shed roofs four variations of lengths and heights. 2:12 too low. Minimum is 3:12. Flat roof in front would not be permitted, also 3:12. Stagger each section of the roof to break up so it is not one continuous section of roof.

Joanna (owner) wants to request variance on roofline. 2:12 on east side. Current location of site plan puts the house 22" above the height restriction. Could move the house further down the hill to compensate for that roof height.

ARC Chair explained that if the owner wants to pursue a variance for the pitch or maintaining the long ridgeline, the Board may have issues and not approve the variance. Joanna asked why the Standards were changed and was told that resident/members did not like the look.

Builder indicated he will raise the pitch to 3:12, or add gable to enhance roofline. Also, do a jump in the roofline of total length of the house elevation. Step-up would work, 2' minimum.

Builder suggested making a dormer to break up the roof line. Shed or gable dormer. Face of the dormer gable, 3:12 for visual improvement. Could do two dormers; **ARC will need to see the new plans with this.**

Site Plan – Set-backs good. House location good. **Will need to see actual set-backs from the sides and green belt. 25’ from the road; 15’ from sides. Re-submit the site plan. Need footprint size calculation, too.**

Drainage patterns. Builder brought those with him.

3 car garage/ 3 br house. Parking spots okay. County grade requirements for driveway (bring in fill.) Gravel driveway with 20’ apron at the road.

**Culvert required with end cap and monument need to be shown on the site plan.** Building 29’ 5-1/2” height currently. Floorplan is good, sq footage 2895 total.

Roof 26 gauge pro panel metal roof system, powder coated, not painted. Roof pitch discussed previously – to be changed with sheds.

**Need Initial Application completed and signed. Operating Fee \$3000 is due.**

Owner sent Jerry proof of payments to HOA and golf course. ARC will need to meet again at May 12<sup>th</sup> @ 1:00 pm for re-do of conceptual. In meantime, Jerry will prepare review notes, and send to both owner and builder. Driveway will go right up to the drainage easement.

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**Mayes Preliminary Review – Lot 314 Cougar Trail**

Need to address those Conceptual Review items that needed to be modified:

Set-backs. Construction fence needs to be shown / barrier for workers.

Limit access from one road only.

Chimney cap shown on plans. Stone calculation needs to be 20%. ARC suggested adding stone around entryway.

Roof line broken up acceptably. Maximum height is 29’4”.

**Need footprint calculation. Boundary fence to be installed prior to construction.**

Set-backs are met. 2 Car garage. Driveway is good, concrete apron, metal culvert, address monument. Guest parking is good. Must do end cap on culvert. ARC will review the site tomorrow, trees tagged.

Hard copy due at Final review. Site plan, topo 1' lines with drainage. Construction fence is shown. Setbacks all met. **Driveway sub-base must be installed prior to construction. Septic location must be shown.**

House plan is not boxy, porches in back, deck, **8x8 posts must be shown**, gable roof. Roof pitch minimum of 3:12 – shown on elevations (correct on plans). **Two locations shown as 2:12 / need to be adjusted.**

Standing seam steel roof. Bronze color. Powder-coated. Varied roof planes and ridgelines – all requirements met (under old Standards).

Siding materials – stucco and metal siding metal color around garage. Matte bronze similar to roof materials. Color sample for storyboard. No wood.

Timbers will be 8x8 wood. Windows: black fiberglass.  
Main entry door – metal wrapped door/ pricing out a wood door.  
**Submit variance request for fiberglass composite door.**

Secondary doors on back side of house. Those will be fiberglass composite with glass windows.

Garage doors will be steel with wood grain.

**Will need to increase stone % from 19% to 20%.**

Roof vents will need to be either wrapped or color coordinated with the roof. Soffits and flashing will match the roof “vintage bronze.”

Jerry will prepare review notes. Several issues that need to be addressed prior to continuing with Final Review. Correct those items. Joel asked if he can address the issues prior to May 12<sup>th</sup>. Can meet online instead of waiting for May 12th, front door variance request, other items will be updated and sent to Jerry. ARC will review and approve online.

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## **MINNICK Preliminary Review – Lot 552**

Mike Jr and Mike Sr Perkovich attended on behalf of owners.

House site currently under water. Flood zone. Builders asked how to address that? Divert most of water down west side of Badger Lane, goes right onto Lot 552. To where should water on the lot be redirected.

Re-doing CONCEPTUAL Review –

Need proof of payment for Golf Course, San District. HOA provided.

Water payment provided by Perkovich to ARC but Connection fee not paid.

Papework provided to ARC for San District. **Still need Golf Course payment proof.**

Footprint % calculation. 10% is good

Set-backs shown –15’ on site plan. 20’ concrete apron at roadway, culvert

Roof pitch – 6:12 average on plans

**Address monument needed on plan.**

Conformance Fees –driveway apron cannot connect to paved road because the paved road ends just prior to this lot. As decided with other gravel roadways in community where new homes are being constructed, a portion of the conformance fee (estimated \$4,000) will be withheld for the 20’ apron until the road is paved to their driveway entrance.

**Exterior posts 8x8 minimum must be shown on plans.**

Stone calculation shown at 26% which is fine.

Drainage pattern shown.

Preliminary Review Plan – Driveway location is good, turnaround acceptable.

Could not tag the trees due to water depth.

Construction fence shown on plan must be installed before construction.

**Require topo contours shown on plat.**

Property boundaries, footprint is good, set-backs are good.

It is on San District - septic must be 3-chamber septic on this lot.



**Lot needs to be staked. Preliminary landscaping plans submitted.**

All four elevations received. House looks good. Rooflines look good. 8" minimum post. Roof pitch avg 6:12 to 9:12.

Roof – asphalt shingles. Chimney wrapped with same siding as the house – ARC requested change to flue with chimney cap that matches roof.  
James Hardie siding, mixed. White stone. Soffit and fascia metal. No wood siding. Builders will encourage owners to consider darker stone instead of white.

Widows – Anderson 100, fibrex (fiberglass) Not vinyl. Fire resistant.

Main entry door – Wood door with side windows. Secondary doors are fiberglass.

Garage doors – metal that looks like wood.

Building height – 24' 6"

Stone calculation 26.4%

No stucco. Light unit has visible bulb, so alternate light unit will need to be selected in order to comply with Ouray Dark Sky requirements..

Decision was reached that story board must include actual samples which are left at the ARC office until the home is completed.

Will get modifications done prior to May 12<sup>th</sup> meeting. Jerry will put onto May 12<sup>th</sup> Agenda @ 1:45 PM

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Bob DelRossi – Will tell Board that he approved the variance for the 3 homes on Lynx, and Mayes on Cougar Trail. He will also ask the board to consider that funds in place are to maintain roads, and not to do new pavement.

Meeting adjourned by Jerry Simon at 5:20 PM  
Next meeting FRIDAY, May 12<sup>th</sup> at 12:00 Noon / ARC Office

