

## **MINUTES OF ARC MEETING – Monday, August 1, 2022**

Present: Jerry Simon, Chris Blumke, Eric Loeb, Tim Spangler, Martha Wright, Jeff Andrews (Architectural Consultant), Jim Couto and Ed Pecis (HOA Board members/ARC Liaisons).

Prospective ARC Member: Brent Lively

Two guests: Jan Langerman Lot 431 / South Badger and Gary Lawrence Lot V610 South Badger

**MINUTES** from July meeting were approved.

### **REVIEW OF CURRENT PROJECTS**

Ribadenerya -- Has had issues with bank and the county. Acquiring a new contractor. Jeff Andrews suggested advising Dr Ribadenerya of need for security fence around the excavation on his lot. New Appendix 4 due from new contractor. Eric Loeb will follow-up.

Hull – White stone has been installed.

Clauss – Windows are delayed by 2 months and will be installed when received.

Hutto/Schubert – Martha will follow-up regarding painting the white doors.

### **GUEST PRESENTATION:**

Jan Langerman – Wanted to talk about moratorium. She lives at 173 Badger Trail South. Expressed thanks. Read from her notes. Our role is to make sure ARC Standards are implemented in an ethical way. The aesthetic look for the community is important. She said she is not related to BOD or KC. ARC does not deal with “how” they are built as long as they comply with the aesthetic.

She stated the Pros of modular homes--less site damage, faster build, less building material waste.

Two couples, one couple of whom are her friends, were told they could build a KC home. Told it twice as far as she knows. Jerry Simon pointed out that ARC did NOT approve the homes and that they purchased the KC home prior to submitting their plans to ARC. ARC confirmed with Ms. Langerman that we do have an explicit timeline of what occurred with the Buttery submittals and their review status at the time the moratorium was put into effect.

### **OTHER DISCUSSIONS:**

- Old Clubhouse redevelopment. Wendy Fenner plans to have a couple of teachers living there this fall and some students coming in next spring. Volunteers coming in to do renovation. Board members present indicated no further info available at this time.
- Martinek bought Hildebrandt’s house on Marmot. Wanted to take down few trees and do some trimming. Eric and Jerry did site visit. One large ponderosa to remove due to fire mitigation. They gave approval due to fire mitigation and insurance. Tim Spangler referenced litigation between fire mitigation and ARC. Fire won out. .
- Chris referenced new resident Taylor Mayfield on Puma and his tree issues with fire mitigation and his insurance company.

- Williams – ICF update. Concrete pour was defective. Three of the walls have to be demolished and re-built. He is going to use traditional construction. Now waiting for contractor's insurance agent to come out and do assessment, but hopes to begin demolition in August. Jeff Andrews expressed concern with support for the retaining wall due to the property topography.
- O'Rourke's wanted to extend their fence. Original fence is on property line. They bought property next to them. ARC was going to send conditional approval as long as the fence on both properties would be removed if the properties were sold. The O'Rourke's decided to not pursue a fence on the adjacent lot.
- Batt – 286 Bear Cub – solar panels. Jerry requested information on location of solar. They have substantial number of trees which might make solar ineffective.

**MORATORIUM STATUS** – At last HOA meeting, the BOD agreed to uphold the moratorium for Buttery and Trotter.

**Chimney flue/vent pipe conformance.** This has not been enforced. Going forward will enforce those standards. We have several near--completion homes who will soon be asked to paint then to conform. Flues need to be enclosed / pipes need to be color-coordinated. Real stone does have a weight issue unless you use thin-set stone or a wood structure. Eric spoke with Silver Pick and they agreed to paint the flues.

**Conformance reviews for Rainey and Clifton.** The owners need to come to us to request conformance review, not us to them. Still a lot to be done on Clifton on the exterior. Rainey still has a few items that need to be met.

Jerry is working on new checklist for conformance. Going forward, will use the checklist to ensure conformance.

Tim asked if Jeff should walk around and check out the home during construction. Will consider this option.

**Increasing number of ARC members.** Change the charter. Board needs to agree and vote. Brent Lively expressed interest in joining the Committee. Tim's preference to remain as a researcher for ARC as opposed to being a voting member. Continue listing him as an alternate.

**Fire Mitigation Committee** – Tim reported that he had a separate committee at his previous HOA. Jim replied about common area, down by 13<sup>th</sup> Green belt. Not many trees. Jim added that county had point system; but, now can do anything you want as long as there is a defensible zone. Many trees have been marked by the mitigator for removal. Chris asked how enforceable is it? Tim: if there was a committee, they would support the wildfire council; serve as a resource for existing homeowners. If you wanted to do a fire mitigation audit, the FMC would consult with them. Currently, if you don't cut down a tree that has been tagged, you will not get your C.O.

Insurance is another issue: State Farm sent out an inspector who said you had to do this and American Family Insurance had totally different opinion. Common areas – pay attention to FM in the areas that the HOA is responsible for. The risk of a catastrophic fire is relatively low for various reasons. Would have group that would monitor a lightning strike. Will continue to research and discuss.

### **CONCEPTUAL REVIEWS:**

**Mike Varone** – In July when he first submitted conceptual review, he did not own the lot yet, and additional information was still needed. He resubmitted. Jeff did redline. Site plan requires septic and leach – where would that be? No need for leach since on sanitation district. Mr. Varone has a draftsman working on the plans. 100-foot set-back. Appendix 1 and 4 given to Jerry, signed by Mr Varone as both owner and contractor. Jerry will send updated notes to Mike Varone, and checklist for Preliminary review . Sept. 12<sup>th</sup> next meeting. Will put him on agenda for that meeting.

**Ressler** – Perkovich posed question re tagging trees (done now) The Houses (homeowners) are appalled at how many trees the County wants removed. Asked if there is any suggestion by ARC. Jim Couto reported: Need to investigate what the law actually is. Mitigation people want ultimate safety, but no one wants to clear-cut their lots. Both lots at the end of Lynx Trail are more prone to fire because of the topography of the lots – sloping, scrub oak, etc. Create erosion corridors. On Ressler, no ponderosas are being taken down.

Jeff reviewed the Ressler redlines. Good notes about the drainage. No topography map but draining notes. Exterior lighting needed to be shown on final plans. Site plan driveway drawn in. Need a bit more measurements. Boundary fence to outline construction area so subs don't drive all over the property.

Architect said set-backs from property lines and golf course are on the plans.

Roofline long and unbroken. Jeff suggested a bump-out by one-foot. Will make suggestion to their client and let them make the decision. Also suggested a window on garage to break up the flat plane. Mike agreed. Roof plan, the diagrams show the accented pieces of the roof. Flue pipes, enclosed – draw on elevations.

Architect asked if the 2' contours were required – Jeff said to show where the drainage would go around the home.

Jim referenced the County requirement for R5. Mike said one inspector for the County just did inspection for stucco; happy with 1" to meet R5. Use 2 layers of bubble wrap R4.2 doing R28 on interior walls. They have overexceeded the R values. County looking for new inspector. Plywood zip panels on outside would be an alternative. No perfect solution (Mike).

Jerry will update notes and send to Mike P. Next step will be preliminary review, Mike Jr asked if could do final at the same time. Jerry indicated we could do a special meeting for the final after the preliminary review was done on Sept 12<sup>th</sup>.

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**KC Siding** – Current plans.

Need to clarify siding and shingles requirements in Standards.

The shingles displayed on the story boards were reviewed again, and most are not good quality. If they were quality, there would not be that much damage in transit. Need to do more research . Tim will handle research on type of architectural shingles and quality variances.

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**John Peters** –

His three homes (Puma, Coyote Court and Marmot) will have B&B LP Smartside. On his KC homes. Chimney – unsure why so tall on Coyote Court. Adding dormers.

V323 will be similar to that on Puma. Adding a window, similar chimney detail on the other two houses. Shingles are architectural shingles but Mr. Peters was unsure of the level of quality. (see above)

On the siding, issue of 5/8 vs lap. LP Smartside does not meet ARC Standards. Jim: Can proceed with what was approved but going forward will not permit; must comply with Standards. Jerry – do allow Hardie plant concrete siding.

Tree behind his house on Coyote, does not need to be cut down, just limbed up. Aspen Tree Service said now that the lines are cut, those trees will be a problem in the wind.

Puma – built the garage and punched into the 2<sup>nd</sup> floor. Bonus room, counter tops in, flooring next. Will start marketing it Had a generator that was stolen.

Marmot house, changes on dimensions.

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**NORTH BADGER TOWNHOMES:**

What is being used on the townhomes is preferred. Fire resistant, less maintenance issues.

Fire mitigation required additional trees be removed, costs more than the original clearing. Feels it might be worth getting a group to go up in front of the WRWC to discuss changes to requirements. Get on agenda for the County meeting. Show up in force would have more clout than just a few individuals.

Townhomes moving forward. Second floor trusses done. Starting second unit next week. Submitting plans to the County. Moving the unit slightly to keep the trees. Have still not met with Paul Stashick but do not want to move the cart path at this point. 2000 sf – 1,000 on each floor. Have 2 br and 3 br. Timeline asked by Tim – starting the next set right away.

Jim: Number of driveways. One driveway, owners will “own” down the middle of the driveway. Price point is stabilizing, but have no definite price yet. Will be more in the \$800,000 – V613 went under contract at \$759.

**KEENEY** – V322 - Concern with the driveway and the tree(s) that would have to be removed. Pushing the 22’ height restriction. Lowering the bonus room ceiling from 6’ to 5’ so it is more like an attic. Highest point of the structure will be at the lowest point of the lot.

Jeff asked will there be a retainer wall, or just a slope. It will be cut into the hillside. Owners wanted a view and if the garage were moved that would be minimized. Jeff elaborated on ways to change the driveway or move garage.

Design is fine, but the roofline needs to be broken up. Their architect indicated might add chimney. Double gables on back are good.

Garage, driveway, ridgeline. Height limitation. Would go above 22’ if added above garage. Jim C said a variance could be considered if it is slightly higher than 22’.

Checklist review: Got all fees paperwork. Construction method: frame/stick-built. Not too boxy; ridgeline modifications. Location, good. Possibly rotating or shifting. Need set-backs shown on next plan and building measurements. V lots limited that the footprints are no more than 30% of the lot. Driveway minimum of 12’. Drainage will go onto the golf course. County has grade standards for the driveway. Will check with the County. V lots driveways must be paved. No culvert required. Floor plan looks good. Square footage 2100 ft + bonus room. Roof type unknown – she is doing it as metal. Roof pitch 6:12 with 3:12 accents. Need appendix 1 from owner. Cannot encroach on the 25’ set-backs.

Jerry will send summary of suggestions to the Keeneys and to the architect. She can make changes and email it to Jerry/Jeff for review. Possible 2<sup>nd</sup> Conceptual Review at Sept 12 meeting.

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Meeting adjourned at 4:25 PM\_. Next meeting September 12, 2022.