

## ARC MEETING – Monday, December 5, 2022

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Present: Jerry Simon, Chris Blumke, Eric Loeb, Jeff Andrews (design consultant) Eric Reinhardt, Tom Rudd, Gary Lawrence, Michael Holt. Absent: Martha Wight

Board representative: Randy Mathis,

Jerry Simon called the meeting to order.

Approval of November 7<sup>th</sup> meeting minutes – Approved.

Project Liaison Reports –

Tom Rudd used Appendix 6 is a checklist for a site inspection. Should we continue to use this appendix instead of just talking about it? **Committee felt it should be utilized going forward.** All projects will use Appendix 6 for their site reviews prior to each ARC meeting.

Randy asked: I there are specifics from new ARC Standards, will be incorporated into Appendix 6.

Liaison reports – Weeks/Hoke have floor and large beams.

Eric Loeb -- Ball looks close to being finished – Michael Holt said there is one area in the deck off the kitchen that has gable siding that needs to be completed. Carpenters will be starting on that this week. Chimney enclosure and flue pipes still need to be completed.

Keller going along pretty well. Finishing up exterior trim and interior trim will be finished soon. The Kellers picked out a color that they don't like so will be repainted in the spring. New color close to what they have – light gray/cream.

Michael Hartman home will be set on Thursday this week.

Mueller/Moliter – 3 enclosed trailers. No dumpster.

Townhouses – fascia will need to be attached. What we see is not fascia. 8" metal wraps.

Nothing on Ribadenerya.

Same issues for conformance on Hull as what Silver Pick has had.

Ressler – Foundation set / ready to pour concrete. Septic drain field – two trenches, 100' long. Eric R will follow-up on portable restroom and dumpster.

Eric R– Keeney just reviewed; V323 this morning, John Peters there with some workers; Thomas putting plastic waterproofing on the roof. Any concern about working on Sundays. No earlier than 8:00 Am start times.

Fenton – trusses and other wood has been delivered. No fire extinguishers.

Hess – nothing

Kuzov – site looks good. No fire extinguisher.

Clauss – wants approval for temporary fence.

Finley/Sherr – pretty much done.

Shubert/Hutto – pretty much done.

Varone – good progress.

Gary – Puma KC home / roofers working on it. Stone on the front. Stone looks like one color instead of the two colors presented.

V305Marmot – Nothing happening there.

Senn – 559 Marten, have cleared footprint for the house / staked out.

V311 Pronghorn– May be on the market, nothing going on.

**OTHER PROJECTS–**

Andy Clauss putting together punch list for his builder. Jerry was asked if he could come over for preliminary. Vent stacks, end caps over the culvert, address monument. We approved temporary LP gas tank and temporary fence. Cannot get date from gas company of when they can be hooked up. Using tarp to cover the tank.

Mueller/Moliter – Garbage in front yard. Notification sent. Looks better than it did.

Two orientations for the new members.

HOA Admin Secretary updated the website with new member information.

Senn final review last time. Have not heard from them about any updates to what is needed.

Aardal Lot 134 White Tail asking about plans for a house design they built in California. Square with another square garage, front plane was 67' long; no changes, small porch over the front door. Jerry advised not permitted. New standards will explain reasoning.

Gary – San District/ found hook up for Lot V322.

Eric R. and Jerry reviewed Trotter's trees and staking.

JOINT ARC/CRC Standards Update – Task force working on updates. Rooflines no longer than 30' without a change; exterior walls no longer than 16'. Windows recessed 4" instead of 6". Architectural elements have to be installed on-site.

**TROTTER PRELIMINARY REVIEW** – Michael Hartman (and KC) arrived to do presentation for this homeowner.

Lot 544 / North Badger.

Jeff: Submission on this in June. First review was in "red" and recent comments are in "Blue." Original design was fairly boxy / no site plan. Has now reviewed the site plan which looks good. Location and driveway location works well. Set-backs have been added. Drainage will be reviewed when we get to the drawings. Garage angled away from the street. No boundary fence shown on the site plan. Exterior lighting.

Added gable detail at the end and overbuild on the roof so it is not one ridgeline all the way across. There is a change in the middle. Have added chimney with cap which breaks it up as well. Raised patio roof so the fascia lines separate... ups and downs cross the front. Dormers – look at Dave Thomas house – some of the dormers have two windows; some have one. Jeff feels dormers look better with one window which gives more mass to the dormer.

Add a detail extension of the gable – might be added to the roof over the garage.

Stone – add stone all the way to the ground which they have changed.

Site plan - location of the home, position is good looking down the golf course; Site plan doesn't show the driveway. Use boulders to create a better line. Layout doesn't show either front or rear patio.

Shows the trees – no major trees being taken down except the one in the middle of the house footprint. Septic tank should be shifted slightly. Jeff had suggestion to make the driveway flow better and the guest parking area.

Construction boundary fence outlines on site plan. Orange construction fence is okay to use. Drainage plan doesn't match topography. Shows drainage flowing naturally onto the other lot. Cannot go very deep – per Michael Hartman, hit rock about 2' down.

Over roof gives long roofline a break-up. His sketch showed the line of the approximate grade. Possible detail change of moving posts / remove center post. Added protrusion detail over the garage. Chimney breaks it up visually.

Rear of the home, one window on dormers. Note all posts to be 8x8 timbers. Living space upstairs.

One end is below the ground / other end above the ground. Jeff reviewed roof plan, over-roof on long plan, original roof does not have an overhang over it.

Main pitches at 9:12 / garage 8:12/ Entry peak is 12:12. Accents are 4:12.

**STILL NEEDED** from Conceptual Review:

**Receipts for dues paid, golf course, HOA and water.**

3 car garage, with individual doors.

Driveway okay / turnaround and parking / Jeff's suggestion is worthwhile.

**Culvert required – with end cap**

20" apron required for the driveway. Entire driveway will be concrete.

Jeff suggested monument on the north side.

Trees for removal taped.

**Construction fence needed.**

**Show pathway from driveway to front door.**

**Stone calculation**

**Chimney**

**Note location of address monument**

**Retaining walls should be specified on the final plans.** Use Jeff's suggestion of natural boulders. ARC will want to see landscape plan for this. Consideration of left to right on the home.

Two porches – one in front, one in back. Any decks – No.

Architectural shingles and rusted metal roof.

Siding materials – Cedar board and batten 1x in vertical pattern. Stone will be real stone. No metal siding or stucco. No logs. Width of siding random width 4", 8" etc.

Michael Holt reminded of 6" area where wall meets stone.

Windows – Trim is black. Triple pane, **vinyl**. **Jerry looked up to see if vinyl is permitted. Can be permitted if ARC approves. All KC homes are vinyl windows. Jeff addressed the windows. These look better.**

**ARC committee will go and review windows at Dave Thomas home. If acceptable, will approve for the Trotter home. KC felt these are more stable product than wood in this climate.**

Tom Rudd asked for copy of the specs for the windows and how they survive in this climate.

*Extensive discussion on this with information provided by KC. Need verification.*

County requires R5 continuous wrap – KC said they don't. County has adopted 2018 code. KC has found research for R6 wrap. Had special meeting with the County and got all information from State of Colorado. If they get approval from County.

Start reading into the Codes. State gave KC full statute. Ouray should not even be reviewing the plans. Not required if they do alternative construction. Heavier insulation.

**Requested copies of the res check** which would supersede the County.

Randy suggest we talk to County for site-built houses. He spoke to Silver Pick. The R5 continuous requirement; talking to the State, a lot of discussion. Different products that we are running up the flagpole to see if there is a more economical solution than putting an inch of foam around the house. KCs said they have 2 products. One doesn't work; other is a house wrap that is an R6 that is a Tyvek-type wrap. State said they would accept that. ASTM certification would be required. KC uses that to cover a wall. That is an easy product that meets the requirement. Insultex is product currently under investigation.

Doors – already sent variance for variance for fiberglass doors on main door. Other doors are fiberglass. No flush metal doors.

Garage door – steel wood-look. Raised panel.

Stone calculation – need actual % . Jerry said email with that to him is okay.

Stone chimney – Same stone as rest of house.

Flues need to be color-coordinated with the roof.

Flashing and gutters – No gutters. Flashing black (per Michael H)

Jerry will send Michael Hartman approval denial for preliminary review plus list of what will be needed for final review. Next step, once information is returned to Jerry, can give preliminary approval. We are not holding a January meeting. Michael has everything ready for the Final review.

**Will need updated checks at final review.**

Most details can be rectified via email. Once preliminary approval is done, then we can have the final review at a special meeting in January.

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When asked, KC indicated they anticipated the KC homes Thomas and Mueller would be done by end of December.

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Keeney –Jeff to recap some of the information to bring everyone up to speed. This is the Final Review. Home is looking nice. One of the bigger issues was the garage height and the driveway coming down and making a hard left. Plan has been revised to put the garage door entrance in different location. Allows to keep the trees and cluster of trees . Only one large tree would have to come down

Overview – garage is about 5' lower than the main level. Some steps and landscaping/boulder would work. Overall design looks very nice. Lots of roofline changes and the home follows the grading down as it falls. Has 22' foot height limit on this lot.

Needs boundary fence so construction workers do not destroy the “natural vegetation.”

Floor plan looks good. ARC just walked the staked location of the house. Felt it looked nice. Back corner dug into the hill about 2'. Location of home works well.

Exterior elevations – lots of changes in the roof line. Looks good. Eventually, some bouldering and landscaping to change the garage from the entry.

Rear of the home faces golf course. Shedding roof. Architect has “hipped off” the roof at each end. Turnaround spot at the bottom of the driveway.

Good section descriptions and elevations of the homes.

Roof design: good having ends “hipped off.”

Contour map shows trees, topography and drainage. All drainage will go down the house and down to the golf course naturally.

Septic plan works for the gravity-fed system.

Proposed address monument looks good, downward sconce light. Garage door looks nice.

Jeff feels overall design is good.

Jerry went thru checklist:

2 car garage, driveway good, turnaround, parking spot

3 BR, parking spots.

Entire driveway must be paved.

No detached garage. Trees have not been tagged – ARC did site visit prior to this meeting. Need to have the trees tagged. One major tree, and flag the smaller ones. County enforces the tree mitigation.

Use ribbon to mark trees / no paint.

**Need hard copy of the plans. (for Preliminary review to be approved)**

**Need story board. (for Final review)**

Parking walkway. No culvert required.

Septic location is good.

Address monument noted with photo in the plans.

Lot is staked but trees need to be tagged. Included in plans preliminary landscaping with retaining walls. Retaining wall in the back and to the right – all looks good. Boulders to be used to help control erosion in those areas. Native rock – Liana will do photo of proposed retaining wall.

All 4 elevations – great is good, not boxy. Front entry porch with 2 columns and detail and big back patio. Shed roof. Front has porch detail. Porch supports 8x8 will be shown on the plan.

Roof gable and hip roof combination with shed roof accents. Roof pitch 7:12 most, with some 3:12 on accents.

Roof material – we do not allow painted roof. Powder coat. **Update plans to delete reference to painted.**

Ridgeline is good – varying and broken up. No dormers but upward build-up that looks like a dormer but is an accent.

Siding materials – mix of vertical and horizontal. Cement board, painted. Hardie plank. Haven't gotten to the exact brand and color. Next meeting at story board. No metal or stucco on exterior finishes. Metal roof.

Fascia 1x8 cement board or metal will be used.

Widows – Fiberglass clad. Colby brand. Will put on final plans. Fiberglass black. Fortune series windows and doors. Color midnight. (Jerry had on his phone).

Main entry door is wood. Owner wants wood door. Other doors are 3 glass sliders out the back.

Garage doors – painted metal door. Steel.

Variance for roofline direction – Jerry sent to both Bill and Liana. Jeff explained the V-lot variances and requirements. Done to block the views from the “front” house. Doesn't really apply to this lot. The design for this lot required the placemen as it.

Stone calculation should be noted on the plans 20.8% on preliminary elevation plans.

Chimney is painted steel – Too expensive to run rock above the roof. It will be the same siding. ARC Standards specify that Chimney itself has to be rock or stucco. This fireplace is not “real.” Jeff – if chimney is removed and use just a vent, it should be on the back side of the house. Up to their architect to remove the chimney if they wish. Owner likes it Can also be direct-vented. The owner and architect will decide.

Any other vents need to be color-coordinated with the roof.

Flashing – gutters, metal flashing – match the roof color. Dark charcoal color.

Might need heat tape. No gutters.

Jerry will send summary to Mr. Keeney and Liana later this week.

Anticipated construction schedule – April or May. Has to sell his home, bridge loan.

Next would be the final review with story board in February. Hard copy of plans at Final Review.

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Gary – landscaping signs. Covenants committee to enforce. Not permitted.

Hartman old house – did not come to ARC before they repainted. Courtesy notification would have been required, but not done.

Michael Holt wants to do something different than the shingles on his home on V-612.

No meeting scheduled for January or February. Randy suggests ARC meeting in February to be later in the month. Want to give folks coming in a chance to review.

The special meeting for Trotter in January does not affect the position of the moratorium. Jeff said he could review even though there will not be a January meeting. Both Trotter and Keeney.

Meeting adjourned at 3:20 PM.

