

MINUTES - ARC Meeting – March 6, 2023

Present: Jerry Simon, Martha Wright, Jeff Andrews, Eric Loeb, Michael Holt, Tom Rudd, Chris Blumke

Absent: Eric Reinhardt, Gary Lawrence, HOA Board member liaison

Meeting was called to order by Chair, Jerry Simon. Because there was no official ARC meeting in January or February, there were no minutes to approve.

SENN – Final Review. They submitted a completed story board with approved products, along with a check for \$150 for the special meeting fee. Jerry sent final approval to the County.

MUELLER/MOLITER – Driveway relocation. ARC gave approval. Have removed gravel, are moving culvert, re-landscaping where ditch is and reseeding with native seeding. Approval and confirmation of what they need to do are in writing.

BENNETT/RALEY – Approval for tree and brush removal was approved by ARC.

PAISON – Dog Fence, Lot V610. Has approval from sub-association. Arc is waiting for plat map from Paison showing fence drawing. Michael Holt will follow-up.

CURRIN – Swimming pool inquiry. ARC has no responsibility to advise the owners about the issues that could arise with swimming pools in this climate.

LOT V-609 – Collins own the lot but Kevica Vincent is interested in purchasing and developing. His concerns: 1) if the Board passes the new Standards, does the cluster lot have to meet those standards; (YES) 2. Wording in the Standards, houses cannot be duplicated with the exception of cluster lots.” This means that those homes have to look different than the other cluster lots along South Badger.

SCHUBERT – Want to remove diseased trees on their property. One of the diseased trees is on the golf course property, so ARC cannot give approval. Jill SCHUBERT is going to check with Josh Wallace (golf course manager) for approval to remove the dead/diseased trees. Martha Wright will follow up with the owners.

HOLT – RE Exterior changes to home on 520 Badger Trail. Brought samples, t-shaped rusty metal between the boards. Fascia is dark brown. Soffit is a reddish brown. This would be in place of the shake siding on the other four homes. Stone cap for the column bases. Changes were approved.

Other Business: ARC Standards still have not been approved. Jerry talked to Board this morning, no consensus by the Board. HOA President, Randy Mathis, wants the Board meeting on Thursday to be a working session, including input from residents, and hopes to get a final approved version. Jeff Andrews will attend via Zoom.

OWNER/BUILDER PRESENTATIONS:

MAYES Conceptual Review -- Lot 314. Joel Mayes (owner) and Sundra Hines (architect) attended.

Jeff reviewed redlines. Biggest item was to avoid the boxy shape. Rectangle for the garage and then the main house. Back area deck, porch really helps. Long roof line. 20' concrete apron. Suggested putting the address monument on other side of the driveway since people will see it better from there. This will be shown on the plans. Property boundaries were shown, but there is no exact measurements where the house will be set. No detached garage proposed. Jeff suggested extending the parking/back-up area. Put up boundary fence to prevent sub-contractors from driving and destroying the native growth. One big tree will have to be removed. Topography shown. Will need landscaping plan at Final Review. Also need details of where the septic will be located. Jonathan Batson is the new county engineer.

Not on sanitation district. Floor plan looks good. Martha had concern about visibility of the side of the house from Pronghorn.

Long roof line a concern, possible bump-out options. Sundra said possibility flipping the gable to the other side for the second floor to break up the long roof line.

Further discussion on ways to add gable, drop roof line, and change the slope on half of it to accomplish a break in the ridgeline. This would change the boxiness. Garage bumps out in the plan. Front does have dimensions and bump-outs.

Need roof pitches shown on the elevations; chimney caps. Jeff suggested modification to the chimney width. Sundra explained County process for height; Our maximum is 30' – will need those measurements on the plans, as well.

Verification of all fees paid, HOA, Golf Course and Water fees. Meets all set-backs and utilities; calculation of the lot usage (15% for the estate lots). Main house and garage. Will also include stone calculations; drainage patterns; landscape plan. Driveway access 12' wide minimum. Gravel base before construction. Culvert location. Show outline of house by staking on the property. Flag the large tree being removed. Once this is done, ARC will do site inspection.

Jeff worked off the checklist – 1st floor is 2,050. Received required # of elevations. Roof mix of gable and shed roofs and the changes there. List the roof pitches. Initial app received. No variances being requested.

Jeff and Martha (as project liaison) will prepare checklist notes and send to Jerry for review by all Committee, then will be sent to Sundra. Review summary will be shown as not approved until required modifications are met. Conceptual re-do at April meeting. Sundra would like to submit digitally the changes needed with the elevations, get ARC approval and get on the April

agenda for the Preliminary. Jerry said yes if submitted soon, can be reviewed by Jeff and Jerry, and if all looks good, can be approved prior to April meeting.

Jerry to send Preliminary Review checklist to Sundra, so Sundra will know what we will be looking at. She will submit needed info 10 working days prior to April meeting.

Trotter Final Review – Michael Hartman attended representing Trotters and reviewed the updated plans and story board. ARC received digital copy of plans, which plans have not changed from original. Final copy of blueprints due as submitted to the County. Final blueprints need to be submitted, 2 color renderings were presented. Story Board with actual samples. Shingles are architectural 3D. Have some rusted metal on the roof on dormers and porches.

Exterior materials, board and batting cedar, mostly that plus stone. Window trim. Lower sections have cap. 5-1/4 x 1" trim. Thick 1x. Soffits will be LP smartside. ARC will either give them a variance or require something other. TNG or cedar is an option. Will review Dave Thomas' house and determine if LP siding will be okay or if alternative will need to be used. Doors are fiberglass, previously approved. Stain color steel wool and vinegar, brown/black. Stone is Telluride gold (actual sample needed) Windows—triple pane vinyl, previous variance given. Jeff talked to Mark about chimney cap.

Going forward any variance request will be handled by the HOA Board.

Secondary doors are woodgrain fiberglass. Doors have not been ordered yet by Mark, so he could not provide name.

Fees due at this time:

\$2,000 - FPEOA Operating Fund

\$7,500 – FPEOA Conformance Fund

\$500 – FPEO Conformance Fund from the builder

(lower rate since project approved prior to the May 2022 Standards implementation.)

\$1,000 FPEOA Road Fund.

Michael will drop off the checks since those previously submitted are now out of date and were returned to Michael. Receipt will be issued when replacement checks submitted.

Signed Contractor checklist was previously submitted.

Michael asked about the timeline, and after permits issued, will advise ARC so we can begin the timeline for 12-months.

Samples include: LP for soffits, stone, metal roof.

Following the meeting, Michael submitted a text to ARC Secretary stating: "To clarify board and batt sizes: The boards will be 9.5" and the batts will be 2.5" in width." At the meeting,

he had previously stated the batts were 2". "They will not be random width like the Thomas residence. "

Minnick Conceptual Review– Lot 552/ 702 North Badger. Rotated the house a few degrees to capture the view corridor.

Jeff redline review: Driveway location looks good. Need the 20' apron to the street, show that on the plan, and the culvert and address monument (whichever side) Show path to the front door. Need set-backs also shown on the plans. Estate lots are 15% coverage of the lot.

Floor plan is nice. Overall shape of the floorplan is broken up. Has a nice protruding front and back patio. Garage 3 car. Elevations look nice. Have a main ridgeline going all the way across, but middle section is breaking up the ridgeline. Gable and shed on 3car garage side. List what the roof pitch is to meet the standards. Main roof is 8:12, sheds 4:12. List all the exterior posts to be 8x8. Need stone calculation at 20%. Stone being used along the front, accents on back and fireplace.

Might do bump-out for storage on the garage windows. Jeff likes the various rooflines and variations. Owner indicated that the home is all siding right now, may use somestucco. Horizontal and vertical siding, stone and metal.

Need proof of golf course and San District payments. . Have the Dallas Creek Water and HOA proof of payment on file.

Shape is good, location and set-backs good – still need **measurements. Need drainage patterns. Minimum 20' apron, and culvert location, and address monument.**

Have received 3 elevations, mix of pitch roof and shed accents, **provide exact** roof pitches. Have initial application. No requests for variances.

Jeff will submit review notes to them, marked as not approved until we receive the missing information. Jeff feels if the information needed is submitted, we can tentatively approve the Conceptual and require the information submitted for the April meeting. Jerry asked if they were going to be prepared for Preliminary/Final at the next meeting. They will see how much they have done.

Next meeting, April 10th - Monday, 1:00 PM.

Meeting adjourned at 2:50 PM

Following the meeting, two individuals arrived with preliminary illustrations/sketches for Lot 553. They were advised that they will be added to the April 10th meeting for their Conceptual presentation.

Minutes prepared and submitted by Chris Blumke, ARC Secretary