

ARC Meeting Minutes

November 7th, 2022

Present: Jerry Simon, Chris Blumke, Eric Loeb, Martha Wright

New Committee Members: Tom Rudd, Eric Reinhardt, Michael Holt

Absent: Gary Lawrence (new committee member), HOA Board member representative

Meeting called to order by Chair, Jerry Simon.

Approval of October meeting minutes – Approved

Maps were distributed to new Committee Members.

In-Progress or Approved Construction Projects (Liaison report)

Most construction projects are proceeding, and some are near completion. Reports were given on pertinent projects, and Committee liaisons were reassigned at the conclusion of the meeting.

109 Clifton – Chimney cap still not installed. Exposed foundation to be concealed.

133 Ribadenerya – Looking for builder

426 – Williams – Concrete was poured incorrectly.

Other Projects, ARC Contact, Courtesy Notifications

- Raley 362 Bear Cub Fire Mitigation plans and review
- Online review of Clauss fence - APPROVED
- Hartman Notice of gravel & mud in roadway, cleaned up.
- Mueller & Jones fire mitigation. ARC not informed, notified Jones that ARC must be informed and approve all tree removals
- Note to Colleen Henderson - Varone Final approval
- Note to Colleen Henderson - Ressler Final approval
- Finlay/Scherr lights
- Keeney Conceptual review APPROVED. Variance issued for ridge line orientation. Architect planning on review in December.

Other Business:

- Old Clubhouse status - BOCC decision - variance on definition of “school” not required. Still need zoning variance. Possible reference that they are looking at another location. If ARC doesn’t think there are enough funds at initiation for the project, we can require a bond.

- ARC Meeting location – Will continue to be held at 22 Puma Lane.
- TV for soft copy plan reviews. Jerry Simon has been meeting with Board to purchase a TV for the architectural reviews. 65” TV. This will also allow our architectural consultant to call in if he is unable to attend personally.
- ARC Liaisons to all projects will be re-assigned, and new committee members will be given a briefing on each project for which they are responsible.

Reviews scheduled

Senn Final review

- Building lot 559 is in the middle of Marten Court. Bob doing own construction. 53 Marten Court. Jeff Andrews did redline of their home design. Overall everything looks good, full concrete driveway.
- Missing actual location of septic tank. **Needs to be shown on plans.**
- Shingles must be indicated as architectural shingles. Owner said they are Owens Corning Designer shingles. Black sable. They will provide actual **shingle**. Class A fire rated.
- Stone percentage appears to be compliant. **Need total percentage** shown.
- Chimney looks good.
- Will need same plans for ARC as submitted to the County.
- Two cosmetic changes as shown on story board. Window plan, full height window in bathrooms / changed to higher window. Post and beams lighter color.
- Front door – custom wood door / Rear doors are sliders. Garage doors wood.
- Post sizes – updated to 10 x 10
- Address monument is shown.

Story Board was reviewed:

- Samples of siding / vertical rough / clear for the horizontal and soffit = texture changes. Facia and window trim will be a solid stain.
- Entry covered patio – rough sawn timbers in semi-transparent cedar, over patio and front door entry. Knotty cedar front door.
- Exterior lighting unit – approved.
- Stone: will use stone from the site but might need to mix it with purchased stone . Culvert stone will be same stone. Natural mortar.
- Plans include a small 3-rail metal fence for their dog.
- Combination shingle (matte black) with metal roof. Roof pitch is 3:12.
- Wood trim – diagonal supports on shed roofs will be in the solid slate stain color. Soffits are hemlock color.

- 6” cap on stone. Michael Holt explained WRWC concern with 6” cap in space where embers could land on the stone cap. Senns will check with the County regarding this. May need additional layer of non-combustible material, 6” vertically up from the stone.
- **Window samples** will be provided. Anderson brand. Photo and model #
- Chimney cap and flues. Metal matching seam, rock on both chimneys with metal cap.

Appendix 4 Contractor Checklist given to ARC, along with all Conformance Fee checks (\$2,000 Operating / \$1,000 Road / \$7,500 Conformance / \$5,000 Contractor Conformance).

ARC liaison to be determined and Senns advised.

**Next meeting – Monday, December 5th. 1:00 PM, 22 Puma.
Meeting ended at 3:00 PM.**