

Minutes of ARC Meeting, Monday, October 3, 2022

Present: Jerry Simon, Chris Blumke, Eric Loeb, Martha Wright,
Board Liaison Randy Mathis, Architectural Design Consultant, Jeff Andrews.

Approval of September minutes. Approved.

In Progress – Most homes are moving along slowly.

Miller working on garage

Ribadenerya – no return call to Eric Loeb. Further action to be taken.

Hoke/Weeks - - Concrete poured and loads of fill-dirt delivered.

Ball is almost complete

House home will be done by holidays.

Collins/Holt – They need to request conformance review by ARC and fees refund.

Buttery will be removed from further agendas. Bought home elsewhere.

Awaiting Clifton completion and request for conformance refund. They did not submit a landscape plan or designation of tree removal to ARC.

Hartman – dirt and gravel on Pika needs to be removed. Will be notified again.

Peters Puma – entry door and side panels are currently white. ARC do follow-up.

Schubert/Hutto – almost complete. Need landscaping plan.

Finlay home has noncompliant lighting – Martha to contact Ellen Finlay regarding the floodlights.

Modular Homes - The HOA Board and legal counsel are meeting with Kopper Creek and their legal counsel.

Mike Varone final review. Story Board presented. He made all the changes that were suggested by architectural consultant... so site plan approved. The exterior lighting units meet dark sky. Stucco color is called “suede.” Veneer stone with timberdeck decking that is fire rated. Corrugated metal roof. 8x8 timbers with stain. Windows, metal chimney cap, stone chimney all meet Standards. May eliminate side panel on entry door and do only door with larger window. ARC indicated no issue with that change. Metal garage doors. Soffits are 24” overhang, cement siding. Trim boards are 1” thick. Requested variance – Pella doors on patio doors will be dark brown metal clad, interior wood on the exterior. ARC Chair will issue approval note. Site inspection Wednesday, October 5th, ARC will review and then issue approval letter for Building Permit.

Keeney Conceptual Review #2 . Architectural Consultant began review of his redline. Modifications reflect best scenario for garage and access in/out and safety. Keeps existing trees. Likes the positioning on the property. Combination of berm and rock to maintain natural

look; terraced. **ARC will need a preliminary landscape plan.** Need retaining wall at the garage corner. Owners prefer that the main part of the house have the view.

The stone must go down to the ground level along the slope. ARC does not approve exposed foundation concrete. Per ARC Standards, all V-lot rooflines must be north to south but the the broken ridge/hip roof line being used will be acceptable. Chimney and chimney cap is shown on plan.

Site plan – must verify that the footprint does not exceed 30% which the client’s architect calculated and advised during the meeting.

Posts are 8x8, roof pitch must be minimum of 3:12 and must be noted on drawing. Driveway needs to be paved for any V-lot. There is one ponderosa tree that is going to have to be removed. Not currently shown on site plan; right on corner to the left of the entryway. Overall concept is good; driveway is working better; fits within the building envelope with drainage. Roof and exterior look good. On preliminary will add more notations for the elevations.

ARC will send Conceptual review notes to architect and the Keeneys, and upon receipt of verification of the footprint (including garage), will then move on to the Preliminary Review.

OTHER PROJECT DISCUSSIONS:

Clauss stucco color and stonework were approved.

Ressler – not approved pending information on required changes. Received Appx. 4 and contractor fee. Waiting for replacement check by homeowner for the \$2,000 operating fee. (Check issued incorrectly). ARC will hold off final approval pending receipt of replacement check and sample of siding that is lighter color than that shown on the story board.

Gravel Driveways -- Jeff mentioned that larger gravel does not get caught in the tires and does not get dragged on to the road. $\frac{3}{4}$ " standard gravel can get stuck in the tires.

San District provided ARC Chair a list of those lots that are in the Sanitation District. This list will be sent to the rest of the Committee.

Finlay received approval for sports court.

Increasing ARC Committee membership

Approval was received from Board to increase number of voting members for ARC. Email sent to community. If we get enough response, 3 voting members will stay on plus 2 additional, and 2 additional alternate members. One to replace Tim Spangler who will remain as an ARC research consultant. Would like to keep Martha Wright on Committee as alternate member. Jerry has received two responses to the email so far.

Old Clubhouse – Planning commission has a hearing on October 18th to hear the variance request. When deciding on the variance, they will take into account the letters from community residents. All letters were forwarded to Castrodale (removed names). Board of Commissions do not typically give variance on land-use codes. Per current ARC Standards, we can require proof up front that they are able complete the project i.e. documentation proving they have funds, project schedule, outlaying and ongoing costs.

ARC STANDARDS –The ARC committee will review the recently updated Standards and determine additional design features that should be included for closer adherence to the wording regarding mountain style of homes in the community. This review of the Standards will include greater clarification of overhang minimums, fascia size, siding materials, window trims, types of windows and doors permitted, and walls or roofs over 25’ long needing some kind of design modification. Some of the example sketches eliminated from the previous Standards may be re-included.

ARC Liaisons -- No reassignment of liaisons at this time.

Meeting adjourned 2:55 PM.

Next meeting date TBD