

Minutes of ARC meeting, Monday, September 12, 2022

Present: Jerry Simon, Eric Loeb, Chris Blumke, Guest: Gary Lawrence. No Board member present.
Jeff Andrews, architectural consultant, joined the meeting via Zoom.

ARC Committee Assignments – Jerry Simon reported that Chris Blumke stepping down as Chair of the Committee, but remaining as Secretary/Treasurer; Jerry taking over chairmanship. Awaiting for Board to approve increasing to five voting members. Once we have approval from the board, Jerry will ask for Evelyn to send out letter to the community soliciting volunteers. Tim Spangler wants to be an inactive/research member.

Minutes of August meeting were approved. **Chris B will forward those minutes to our webmaster for posting to the website. Chris will also ask the webmaster to update titles on the ARC “Meet the committee” page.**

Modular homes: Jerry sent notes to both Trotter and Buttery. Received response from Buttery indicating they were going to consult with a lawyer to determine whether it is worth pursuing building in Divide Ranch. Mr. Trotter was at last Board meeting, but has not responded to Jerry’s note.

Farnham Fence – Already have sections in place. Dropped off sketch to CB for review by Committee. Fence accents are approved.

Old Clubhouse – letters have been sent to Ouray County. In addition, votes have been sent to Ed Pecis.

Status of Current Construction Projects:

All home projects are moving along slowly.

Badger Townhomes – Jerry spoke to John Peters. John asked for ARC to send note to Colleen Henderson with Ouray County that the second set of homes have been approved by ARC.

Clifton Lot 109 – Landscaping almost done. Fabricating chimney covers. Will stucco the exposed foundation.

Hull – White stucco with white stone. **Chris B will contact builder** regarding color of stucco and what was originally proposed which was not white.

NEW REVIEWS

Senn – Jeff went thru the redline. Prospective elevations nice, colors good, chimneys. Ridgeline a bit long.

Materials listed which is good. Shingles 30-years / architectural shingles. Contour lines good.

Boundary fence, save the trees, run fence around the trees to save them. Apron at the street 20’ not required since entire driveway is paved with concrete. Parking/turnaround good. Erosion fence is a good idea but would not remain. Sanitation district / just located the valve by the fire hydrant on corner. Water is in upper corner – water tap on each side. Two water valves on either side of property line. Have been unable to get detail from Anthony with Dallas Creek.

Show address monument on plan. Jeff recommended left side of driveway.

Benchmark information, parking/staging and culvert design good. No detail on end caps but will show on final plans. Will shoot for next month for FINAL review with samples, story board, etc.

Slab foundation. Most are being built with crawl space. Ouray County leaves it up to the structural engineer.

Ridgeline long, but there are break-ups and changes. Chimneys could be a bit higher to break it up along with the trees. Chimney caps and crown look good.

Main entry door to be all wood or variance for composite. Garage can be composite or wood. Must adhere to County requirements.

Fascia – 2-by. Note 2x6 minimum or all 2x8 to match.

All posts shall be 8x8 minimum. Plan says 10 x 10.

Jerry reviewed the ARC checklist. 3 car garage / entire driveway will be paved. Trees tagged; same as what ARC saw. Mitigation might be put off until the following Friday unless weather good on Wednesday. Boundary fence after clearing. **Will need hard copy of plans.** Contour intervals ok. Boundaries good/ footprint good. Might have propane tank for back-up to the natural gas line. Culvert required with end caps. Septic location TBD after receiving info from Dallas Creek/San District. Have four elevations / shape of home ok. Deck in the rear, sun patio/concrete. 8x8 porch supports. Roof accent pitch to 3:12; primary roof is 6:12. Asphalt shingles, **need to certify that they are architectural.** Actual sample on story board. Real wood siding, good size 5-1/2 x 3/4 or 5/8". Rock siding, photo okay. Going to try to use what comes out from their excavation. Mix with other variations. **Need samples.** Aluminum/metal clad outside. Bronze or Black. Wood entry door. Secondary doors can be raised panel. Fiberglass has wood stain panels. Garage doors wood. Max height okay. Stone percentage to be indicated on the final plans. Flues must match roof color.

VARONE – Jeff reviewed the redline. Overall. **Address monument must be shown. Have some drainage arrows since contours not shown.** Boundary fence shown. Avoided boxy shape. Shed roof needs to go all the way over so water doesn't get trapped in the "dead" spot. 50-year architectural. Mr. Varone getting bids on metal roof instead. Three materials proposed on finish. Stone calculation 27% stone. Roof looks good. One long ridgeline on the back-side. Chimney breaks up the straight line. Door and window schedule --**make sure sample on the story board. Chimney cap needs to be added – draw in.** Max height good. Gutters and downspouts are not shown on the plans, but might change anyway. **2x6 minimum or 2x8 fascia board should be noted.** Mike plans to do 2x6 with cement hardie plank and soffits. Doing 2 pieces to give it a shadow. Mike has engineered plans that are stamped by Brad McMillan.

2 car garage/ parking, turnaround / driveway gravel will need 20 paved apron at the street. Mike showed photo of apron, culvert and end caps. 24 'culvert. **Need to tag trees so ARC can review.** Do gravel where the construction 24 'x 12 'by Road and Bridge for construction traffic. Construction boundary marker will need to be in place. Septic location shown, also attaching to San district. No retaining walls. Preliminary landscape plan (leaving natural). Roof pitch 6:12 accent is 3:12. Siding hardie plank (vertical siding) rest is stucco. Windows Pella wood with metal clad with brown. Has sample of stucco. Wood stained. Secondary Pella metal clad. Facing road or course could do variance – **bring photo on story board.** Garage door wood. 27% stone. Vents or flues need to be color coordinated with roof. Metal flashing, gutters – will match the color of cladding on windows. Downspouts will match. Will schedule Mr. Varone for October 3rd for Final Review.

RESSLER –Story Board was presented.. Trees tagged and house staked for ARC review. Jeff went through redline. Wall actually protruding out without material change. Better from original design, rooflines look good. One long ridgeline, in the perspective view. Site plan – everything has been shown. 20 'concrete apron driveway, shown driveway as gravel. 3 Car garage, turnaround. Working around natural vegetation. Property corners, set-backs, notes about grading – all look good. Septic location shown. Exact contours not shown, but creating a flat pad at the location which will drain around the house. Address marker shown. Some drainage lines got outside of boundary lines. Posts noted as 10" square, good. Door and window schedule have been provided—best is to provide sample of photo of what you're going to do. Doors must meet ARC checklist. Stone calculation 26% is on the plans today. Height under 30'. One ridgeline is long but should be okay. Fascia a 2x6. Have all 4 elevations. Front door to be stained / no paint. Garage doors nice.

Jerry went through checklist. 3 car garage. 20 'apron. Perkovich requested a variance to not do apron because main road (Lynx) is gravel. However, Standards require 20 'must be paved. Wednesday or Thursday for ARC to do review. After they review, will send approval to begin fire mitigation. Provided one copy of the plans. No propane. Culvert under drive. Fire apron around house / rest to natural. No need for landscape plan. Porch supports 10 x 10. Roof pitch 7:12 main house with 3-1/2:12 accent. Shingle roof, lifetime.

Storyboard (photo) will tone down the siding from onyx red to more brown,, stone gray stucco
Main door wood / secondary Anderson sliders. Garage doors are metal. Height good. Posts will be stone and framed stucco. Metal cap on chimney / enclosed.

CB will send Perkovich list of Conformance fees, to whom checks are made payable, and amounts.

Need color renderings... only have one so far. Mike Jr. sending to Jerry of front view. Rear view was already provided.

Landmark shingles, architectural shingle. Wood, stucco, doors. No wood trim other than trusses stained to match the front door. Dark bronze aluminum soffits and fascia. Paint stain to be toned down to more brown. Will paint framing around chimney and paint black, bronze chimney cap. Will wrap chimney with metal. Man door, raised panel, Metal finished to look like wood or painted to match the house. Exterior lighting dark sky. No solar. CB send conformance fee info.

No further discussion on projects, so meeting adjourned. 3:35 PM.

Next meeting Monday, October 3, 2022 at 1:00 PM at ARC office, 22 Puma Lane.