

MINUTES of ARC MEETING – Monday, November 20, 2023

Present:

Jerry Simon, Eric Loeb, Chris Blumke, Tom Rudd, Eric Reinhart, Ken House.

Board Liaison Present: Mike Jones

Absent Excused: Gary Lawrence

Meeting convened at 1:00 PM by ARC Chair

Approval of Minutes from 10/17/23 – Approved by Committee

Old Business:

- Ressler – no updates submitted re installation of solar, relocation of extra parking and windows in garage. Eric R. will double check with builder regarding the changes.
 - Brock privacy fence is completed, meets ARC standards, approved.
 - Burger - chimney top completed, approved.
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Liaisons Reports:

Trotter is moving along. Only one fire extinguisher visible.

Peters' house on Coyote appears to be moving along. Unsure if C/O.

Ressler – roof on, construction moving at good pace. Slash piles near the roadway. Will be advised to remove them.

Fenton exterior has changed from original plans, as well as the Kuzov home on Bear Cub. Kuzov consistently changes his plans without notifying ARC. Liaison will follow up.

Hull address monument – Brian Hull contacted ARC regarding what is still needed for completion to get conformance review done.

Ribadenerya - Have fire extinguishers. New contractor. Footings are in but no further progress.

NEW BUSINESS

Mayes – Requested minor change to siding due to availability. Was going to have raised seam; Jerry gave verbal approval for flat siding. Joel Mayes will be doing short update presentation at 2:30 with additional modifications.

Realtor Signage – Clarification of signs was reviewed. Large sign still on #1 Fairway. Declarant is permitted to have signs. Mike Jones will follow-up on whether this particular sign is permitted or not.

Keller wanted approval for fire pit cover. Approval given.

New -- Epp Lot 16 purchase and plan to submit plans on Cottontail. ARC Chair met with owner and his wife regarding new construction. Ken House to be assigned as liaison. Will be a nice home in the \$2 million range. 3,600 sf. Current builder is Sandoval Construction.

New -- Sealy Lot 546 working with Sundra Hines and plan to do conceptual submission at December meeting. Located at end of Badger near Trotters. Paving stops prior to their property.

New - Park Lot 134 recently purchased next to Ribadenerya on White Tail. Unsure of when going to submit plans for conceptual review.

Ribadenerya - New contractor. Footings in.

Winn Garage – ARC members did conformance review at homeowner’s request, but no approval can be given since several items are incomplete. One point were the exterior lights. They don’t meet current standards; but during submittal process, lights were approved because they match the house. Will put frosted shade in the fixture. Anticipates being finished in the spring; five items not in compliance. ARC will review in spring.

Townhomes – did conformance review. Landscaper coming out this week to widen the end caps on the first lot. Garbage and slash piles will be removed. 38 Antler Place – Individual considering possible purchase and inquired regarding RV garage. ARC advised that no detached RV garages are permitted.

CONCEPTUAL REVIEW –

Siex, Lot 19 on Cottontail. Neither homeowner nor builder or architect were present for the review. ARC Chair displayed all elevations and specs.

House backs up to the pond on Hole 16. Fees and dues are paid. Have not received any san district bills so have had to pay back-dues.

House set-backs are good. 2,587 square foot. Large lot. Surveying the front half of the property; all corners will be marked.

Minimum building footprint is 1.1%. Slopes away from the house. All looks good with drainage. Gravel driveway with 20' concrete apron, 12' wide access, one driveway. No drain requirement issues. Question: regarding plastic culverts being approved. If county has approved, then it would be okay.

Question concerning shape of house-- Architect added bump-outs.

Roof – no ridgeline can exceeds 40% of total length. Good top on chimney.

Height is shown at 30'.

Committee reviewed all elevations. Concern about the height since lot slopes.

Will follow-up with architect since it appears that part of the roof will exceed 30'.

At Point 1 – A105.

One ARC Member inquired: “What does ARC consider as the *original* elevations?” Committee referred to current Standards. Finished grade or pre-construction grade, whichever is less.

One small shed roof on side appears to not be sloped to 3:12.

****Committee agreed to approve all elevations except height.** Aggregate ridgeline was agreed upon during Standards' revision, but is vague. Will be clarified in the next update. End to end ridgeline will be measurement standard.

ARC Chair notified adjacent neighbors. ARC Chair gave Blumke \$3000 Operating Fee check from Siex. Blumke will deliver to Middleton on 11.21.23.

MAYES updates –

New siding is up and covered with protective film. Goal is to be finished end of February.

Mr. Mayes provided actual sample for timber and beams - rust/chocolate color. Fence will be tri-rail painted same color / he is doing his own fence. ARC will send approval in writing to Joel Mayes.

Next meeting dates: Monday, December 18, 2023
 January meeting: Monday, January 8, 2024 (tentative)

ARC Meeting adjourned at 2:45 PM