

Minutes of Meeting
Fairway Pines Estates Owners Association
Architectural Review Committee Meeting
Monday September 14, 2020 at 3:00 PM
22 Puma Lane, Ridgway, CO 81432

Attendance: Chris Blumke (Chair)--- Eric Loeb, Phyllis Ward, Erich Montgomery (Members)
--Bob DeRossi and Jim Couto (HOA Board Liaisons) Absent: Frank Connolly.
A quorum was present.

1. **Review and approve the minutes for August 2020 meeting.**
The minutes of the August meeting were approved.

2. **Completed Construction Projects (awaiting request for conformance review)**
 - **American Classic Homes, 1878 Marmot Drive, Lot 565**
 - **Three Quails Homes, 284 South Badger Trail, Lot 440**
 - **Unconfirmed report that the building permits for both homes have been extended by Ouray County.**

3. **Current Construction Projects**
 - **Collins Lots V612-613 -**
 - **The first home on Lot V612 is completed and has been sold. Excavation for subsequent homes has begun and large piles of rocks are placed for use in the siding of the new homes. Remaining rocks from Lot V610 will be moved next week to the V612-613 site. A no trespassing sign has been posted at the property by Collins'.**
 - **Saville / Blue Skyy Townhomes – Lot 108**
 - **Mike Saville reported that the second home has been sold pre-construction and will be built at the far west end of the second lot. He will notify ARC when the property has been staked for ARC review.**
 - **Kuzov Lot 528 –**
 - **At the request of both ARC and the Covenants Committee, the for sale sign has been removed from the property, replaced by a standard flyer box.**
 - **No further update on the status of the sale of the home.**
 - **Lollar, Lot V611 –**
 - **Two of the three homes have been sold. ARC approved the proposed outside lighting fixtures which are compliant with Ouray Dark Skies regulations.**

4. **New Construction Projects**
 - **Hoke/Weeks – Lot 158 –**
 - **ARC granted a 30-day extension on the ARC approval for construction. The owners are still trying to finalize the home design with their architect and engineer so that plans can be signed-off and building permit obtained.**
 - **Rainey – Lot 9**
 - **Building exterior plans have been provided to ARC, and the Committee will be advised when the lot is staked and trees tagged for removal so that a review of the property can be conducted.**

- ARC has requested additional detail on the exterior of the home so that it will be in compliance with Ouray County Wildfire mitigation and Dark Sky regulations.
- **Saville - Lot 249**
 - The building plans were discussed, specifically pertaining to the shared property line between Lots 248 and Lot 249 and the indicated drainage and driveway plan. Mr. Saville will re-do the plans to reflect accurate placement of the drainage and driveway so it is not infringing on the neighboring property. He will also be asked to run a string down the shared property line between the property pins for ARC review. Mr. Saville was asked to complete Appendices 7, 8, 9, 10 and provide a story board for the home.
- **Collins for Pecis – Lot V301**
 - Deb Harrison presented the plans and story board with roofing, stone, siding, colors, etc. While the home is labeled as custom, ARC members recognize that the home being constructed for Pecis is a modified version of the villa homes Collins have been constructing on South Badger. Deb will notify ARC when the lot is staked and trees tags for ARC review and approval. Appendix 7 has been completed and Collins, as contractor will need to submit Appendix 10.
 - The Pecis have submitted a Plat amendment application to Ouray County relative to location of their driveway, which the county will not permit as originally platted due to sightlines along Marmot Drive. Decision TBA.
- **ARC Neighbor Notification** – ARC will submit a letter of notification to immediate neighbors regarding the above construction projects.

5. Small Projects and Courtesy Notifications

- **Montgomery home painting.** Same color.
- **Farnham patio** – extension of existing patio in back yard
- **Blumke half-wall** –leftover home siding to conceal wheelbarrow, garden supplies.
- **Bailey deck and overhang roof extension** – previously approved by ARC in 2019. Baileys will be contacted by ARC regarding completion of the roof overhang, which is currently very shiny.
- **Al Berni – Marmot Court** - will be re-roofing his home (currently shake shingles) Will submit material info to ARC for review.
- **Collins backyard fence** – The fence appears to be almost complete. ARC requested permission to review the installation for compliance with easement restrictions. Collins' have said they will advise when ARC can do this review.
- **Old Clubhouse landscaping** – ARC asked for project update and explanation of the wooden frames positioned around the parking lot. ARC was advised that the owner wanted to minimize the large expanse of the parking lot by using rocks, flower boxes and fence sections . Entire project may be put on hold until spring.

6. Other Business:

- **Cluster Lots Road Impact Fees - no update or Board decision**

- **Ouray County Permits –**
 - **Committee members researched the Ouray County website regarding permits required for re-roofing homes, and also the permits needed for fences that are taller than 6'. Permits are also required by Ouray County for installation of solar panels. The County definition of “roads” vs “driveways” was reviewed.**

- **For Sales signs, lot # signs, flyer boxes -**
 - **The Covenants Committee has notified Kuzovs that a custom-printed home building sign (Similar to Cimmaron Views, Crestone Homes, and Dallas Creek Construction) can be used but not traditional realtor “For Sale” signs.**

- **Other building inquiries / new properties purchased –**
 - **No new inquiries but more than 15 lot or home sales have occurred in Divide Ranch within the past 2 months (per Ouray County records).**

- **ARC Certificate of Compliance Form and ARC Checklist**
 - **With all of the new construction currently in process, as well as anticipating the number of new homes that will be built in 2021, these forms have been incorporated into a checklist for ARC to ensure that all projects meet compliance Standards.**

- **Conformance Deposits currently on account**
 - **ARC has received a summary of current ARC deposits on account for all construction projects.**

Meeting was adjourned at 5:00 PM.

Next meeting Monday, October 5, 2020 at 3:00 PM.