

ARC MEETING – MINUTES OF MEETING

Monday, December 6, 2021

Minutes from November meeting were approved.

In-Progress or Approved Construction Projects (*Liaison report*)

Lot 9 – Rainey. Spoke with site manager, stonework begun, site is clean. Anticipate completion in spring. ARC approval was November 2020, so extension will need to be obtained from the County.

Lot 109 – Clifton. Extensive “garbage” in front of the home that needs to be cleaned-up. Back of home is clean. Lots of trees and branches to be removed. Siding and windows in process.

Lot 133 – Ribadeneyra. Currently have issue with the County regarding their building materials. Foundation has been excavated but no concrete poured yet.

Lot 158 – Hoke/Weeks. Nothing new on this project.

Lot 263 – Peters – Foundation poured and driveway base installed.

Lot 225 – Mueller – Site and staking reviewed by ARC. Note to verify that support pillars are 8x8”, per architect consultant redline.

Lot 501 – Schubert (Hutto) framer has arrived and anticipate having roof installed by Christmas. Site is clean.

Lot 519 – House. Stem walls in, driveway needs more gravel, piles of cuttings but rest of site is clean. **ARC will contact both builders working on Lynx (Michael Holt and Michael Perkovich) regarding debris that has been pushed off edge of cul de sac.**

Lot 142 – Hull. Home framed, siding , utilities dug. No work currently at site.

Lot 521 – Ball. Site clean.

Lot 534 – Finley Scherr – Framing up, site clean. No current work at site.

Lot 538 – Keller. Roof on, site and street clean, gravel driveway in place. Still large pile of excavated stone at rear of home.

Lot 419 – Andrews. Excavation will not begin until next year.

Lot 341 – Hartman. No excavation begun yet.

Lot V-305 – Peters. Excavation begun, driveway installed, footers. Concrete being delivered.

Lot V-323 – Peters. No excavation begun.

Lot V-324 – Thomas. No excavation begun.

Lots V-612/V613 – Honey Badger. Site cleared of stone/rocks. Awaiting approval of Board to do conformance review of the three completed homes.

Lot 426 – Williams. Dirt being loaded in, large equipment on-site.

Lot 254 – Miller/Winn garage addition. Will probably begin project in 2022.

Conformance Reviews Completed

- Lot 108 – Blue Sky. Address monument to be installed. Rest of conformance review completed and refund will be requested.
- Lot 558 – MacIntire. Conformance review completed and refund requested.

Conceptual, Preliminary, Final Plan Reviews

- North Badger Trail Townhomes – John Peters, Myron Arturi and Bob Schnautz presented updated elevations, colorboards, and overview plats of project. Drainage, culverts and septic/sanitation system locations on plat reviewed. Discussion ensued on roof pitch for the units and ARC Standards compliance vs modern roof trends for mountain style homes. Standards state that ARC can allow any roof pitch appropriate to the design. ARC will contact Ouray County for current roof pitch requirements. The developers will bring photos for the residents to view at the HOA Board meeting on Wednesday, December 8th.
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- Lot V-318 Berger – Mr. Berger presented blueprints and colors for the proposed home. ARC pointed out that V-lot driveways must be paved. Mr. Berger hopes to keep a large ponderosa at the edge of his driveway; he will confirm with builder, Silver Pick. Approved color(s) for his roof were discussed (not green) and the fact that the stain for the home should be fire-retardant. A garage will be added to the home, either detached or attached to the side of the home with entry door into the main home through the laundry room. Adding the garage will break up the unbroken roofline of the home. Mr Berger will present final plans at the January 2022 meeting.
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- Lot 218 – Clauss. Mr. & Mrs. Clauss presented story board; final blueprints were provided to ARC during site visit to review stakes and tagged trees. All details are in order, and when Appendix 7 and 10 and Conformance fees are received, the County will be advised of ARC approval to issue building permit.

OTHER PROJECTS

Removal of dead ponderosa at the Winter's home (Dens) was approved.

Approval of courtesy notification by Mr. Raley regarding outside vent from oven.

Review of Dan and Anise Herod's detached garage plans. Final plans due in early 2022.

OTHER BUSINESS

- Revised/Updated ARC Standards still in process / awaiting Board review and approval.
- Review of modern/ prairie/ and mid-century modern home styles.
- Contractor Conformance Fees – proposed increase in 2022. Awaiting board approval.
- ARC has requested update from Sanitation District on which lots are included and the property owner's option to either join or not join the District.
- Current County requirements for set-backs, culverts, address markers will be researched.

Meeting adjourned at 4:00 PM.

Next ARC meeting Monday, January 10, 2022