MINUTES OF ARC MEETING - July 11, 2022

Present: Chris Blumke (Chair), Members Jerry Simon, Eric Loeb, Martha Wright. Architectural Consultant, Jeff Andrews, and Board Liaisons, Jim Couto and Ed Pecis. Absent excused: Member Tim Spangler

1. Approval of Minutes from June 3 meeting—*Minutes were approved.*

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

Chair asked Committee to report only on those projects which have had noteworthy activity since the June meeting:

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Lot 133 – Ribadenerya – Silver Pick has resigned as builder for this project. Eric Loeb will follow-up with Dr. Ribadenerya regarding his conformance fees on deposit and name of new builder. Will need Appendix 4 signed by new builder.

Lot 426- Williams – Concrete poured incorrectly and will have to be re-done. Mr. Williams meeting with the engineer this week. Jerry Simon will follow-up.

Lot 343- Kuzov/Bear Cub – Following the hard rainfall the past week, it is apparent that a culvert is necessary at this building site. Chris Blumke will follow-up with Mr Kuzov.

Lot 158 - Hoke/Weeks – Garage foundation is being filled with gravel. Eric Loeb maintaining communication with the homeowners.

Lot 520 – Ressler – more than 72 loads of gravel was used in making the driveway. Perkovich doing Conceptual Review for the Resslers, who live in Aspen.

Lot 9 – Rainey – Home is finished / C.O. issued / owners have moved in. ARC did conformance review. Will communicate with owners to determine if unfulfilled requirements have been completed so that conformance fees can be refunded.

North Badger Townhomes – forms and foundations complete on first duplex unit. Jerry Simon will follow-up regarding items still needing conformance for ARC approval.

Lot V324 and V323 - County is requiring removal of two trees along the golf course for fire mitigation.

3. Conceptual Reviews

Lot 520 – Ressler (by Perkovich) - Mr. Perkovich presented sketches of elevations and general plat overview. Additional information is needed to complete the Conceptual Review, which will be summarized and provided to Mr Perkovich (overview plat with topo, drainage patterns) Utilities are being put into the site next week. Upon initial review of the elevations by our Architectural Consutant, it was indicated that the long roofline needs to be broken up, possibly by raising the center about 18". Increasing the size of the dormer over the entry door will also improve the entry look. Gayle Warner is their architect. Jerry Simon will send summary of initial review as well as providing the ARC Checklist for Conceptual, Preliminary and Final Reviews.

Lot 1 – Varone – Mr. Varone is closing on the property on July 18th. Initial plans are for home with metal, stucco, and stone. He will be scheduled for his Conceptual Review on August 1st. Jerry Simon to send him checklists of what is needed for each review.

Lot 559- Senn – Mr. Senn will be doing his conceptual review presentation to ARC at the August 1st meeting. The preliminary staking of the home corners was done incorrectly, so will be re-done prior to that meeting for ARC to review.

3. Other Projects , ARC Contact, Courtesy Notifications

Winn/Miller Garage Addition – New elevations, and overview plat were provided. ARC members walked the project site and approved the move of the garage from initial plat.= which was done to accommodate the re-survey of the property. The back side of the building is plain; a window will be added. ARC will send approval to the County for issuance of building permit.

Treehouses – Former resident who recently sold their home asked ARC whether treehouses would be permitted in Fairway Pines. ARC directed the resident to the County who indicated that treehouses would not be approved in Ouray County.

Old Clubhouse re-development plan – No new information on this project. There is nothing in our Covenants on how to deal with something like that proposed. Water waste is a concern.

Fence at The Dens – One resident inquired about process for installing a fence. ARC advised that their own Covenants must be determining factor and if all homeowners approve the fence, then it is submitted to Fairway Pines ARC for review and approval.

Tree Removal Inquiries – Huemoller on S. Badger, Martinek purchasing 420 Marmot, and Hartsook on Hummingbird. Two ARC members will review each site and the trees proposed to be removed.

4. Other Business:

Community misperception about ARC and New Standards – Blumke reviewed communications received from former ARC and Board members with criticism of current ARC procedures, changes made to the ARC Standards, and recommendations for stricter reviews to ensure Fairway Pines remains a custom- mountain style home, community. Responses were sent with detailed clarification of ARC checklists and processes, as well as the current trend for mid-century modern homes/ ranch styles that are not what was built in the community 10 years ago.

Moratorium status and Preliminary/Final Reviews for final two KC homes – Jim Couto indicated that the Board will need to vote to continue or not to continue to the next review steps for the two KC homes already conceptually reviewed. The newly-established Covenants Committee will need to make a recommendation to the Board; the Board needs to review that proposal and then offer an open vote by the community to change the Covenants. Paul Stashick is still majority vote holder in the community.

Cayttie Heister, co-owner of Kopper Creek attended this ARC meeting at the request of her two homeowners to provide an update on the status of moving forward toward Preliminary and Final approval of the homes. Mrs. Heister was advised that unless the Board votes to grant a variance to the moratorium, the next review steps will be postponed to comply with the the terms of the moratorium.

The possibility of the two homes being “stick built” instead of modular was offered by Mrs. Heister. Awaiting more information on that possibility.

Letters being sent – All builders in the community are being asked to update the timelines on completion of their projects, and to acknowledge conformance with ARC requirements for fire extinguishers, portable toilets, dumpsters, and maintaining clean roadways in front of the building site.

Realtors working in Divide Ranch are being sent a reminder from ARC about flyer boxes on unimproved property being prohibited.

Checklists – ARC has detailed checklists for Conceptual, Preliminary and Final Reviews to assist in covering all conformance details with the revised Standards. Homeowners are being sent the checklists for their use in bringing what is needed for their reviews.

Chairman Leave of Absence – Chris Blumke has requested a three-month leave of absence as Chair of the ARC (through November 1, 2022) Jerry Simon agreed to function as Acting Chair during this period.

Meeting was adjourned at 3:30 PM. Next meeting Monday, August 1, 2022.