

ARC MEETING MINUTES

Monday, November 1, 2021

PRESENT: Chris Blumke, Jerry Simon, Tim Spangler, Josh Tiffany, Martha Wright

Architectural Consultant Present: Jeff Andrews

ABSENT EXCUSED: Eric Loeb **GUEST:** Gary Lawrence (resident)

No HOA Board member was present.

1. Review and approve the minutes from October 4th / 5th Meetings - *Approved*
2. In-Progress Construction Projects (Liaison report) – *The foundations have been poured for several of the current projects, while others are still waiting for concrete, building materials and subs. No other specific updates.*

Lot 9 – Rainey	Lot 158 – Hoke/Weeks	Lot 534 – FinleyScherr
Lot 109 – Clifton	Lot 501 - Shubert (Hutto)	Lot 538 - Keller
Lot 142 – Hull	Lot 519 - House	Lots V612-V613 - Collins
	Lot 521 - Ball	

3. Construction approvals issued
Lot V305 – Peters Lot 426 – Williams Lot 419 - Andrews
Lot V323 – Peters Lot 254 - Miller
Lot 263 – Peters Lot 133 – Ribadenerya
ARC to discuss plans with “glass” garage doors and possible issuance of Variances.
4. Conformance Reviews Completed
Pecis Lot V301 - *fees returned*
Blue Skyy – Lot 108 - *Needs address monument at end of driveway*
MacIntire Lot 558 - *Needs address monument at end of driveway*
5. Conceptual, Preliminary or Final Plan Reviews
Lots V-609 –Plat Amendment by CV Investments (Collins) *Plat shows change of configuration of homes from original plat. Done to minimize golf balls in yard of the home furthest to the north on the property.*

Lot 225 – Mueller/Moliter – *All paperwork was submitted, story board provided, elevations and plat and conformance fees. Plans were reviewed by Committee and Architectural Consultant and found to conform to Standards with broken roof lines, angled garage. ARC to review staking prior to issuing approval for building permit. Actual blueprints still due.*

Lot 341– Hartman – *Final plans were reviewed, conformance fees paid. Architectural consultant reviewed required changes to the plans (support poles, stone percentage on plans) and offered suggestions re exterior of the home and location of extra parking spot (close to road). ARC has reviewed the staking and awaiting final blueprints. Home design does comply with ARC Standards. Variance for 3:12 roofline accents will be issued by ARC.*

Lot V324 Thomas – *Final plans were reviewed, conformance fees paid, blueprints received. Architectural consultant reviewed required changes to the plans. Changes were made and ARC issued letter of approval to the County for building permit. Variance for 3:12 roofline accent will be issued by ARC.*

After the meeting, Committee members discussed the Committee withholding approval on homes where changes required for compliance are not implemented and the legal ramifications of such. Description of “mountain homes” needs to be elaborated in the Standards, and difference between descriptions of roof lines, roof ridges and roof planes need clarification for future compliance review.

6. Other Projects , ARC Contact, and Courtesy Notifications

Fence and installation of wi-fi dish – Rainville Home / Bear Cub – ***Approved***

General ARC Inquiry – BATTERY Lot 564 (Marmot) – ***This family plans to build next year and were asking general ARC compliance questions, and whether log kit homes and/or system-engineered homes were permitted.***

Construction Activity – Lot 241 Gopher Court – ***Owner (currently living in Alaska) doing soil tests and drainage mitigation.***

7. Other Business:

New ARC requirements for owners attending ARC meetings, proof of payment of all fees (golf course/HOA/Sanitation District) and increase of contractor fees were submitted to the Board on October 12, 2021, for review and approval. Awaiting decision.

ARC will require compliance with requirement to submit plans for consideration in digital format at least 10 days prior to subsequent ARC meeting. This is so the architectural consultant can review and have recommendations ready for the ARC meeting.

All builders will now be required to install a “boundary” or work zone fence around any new construction area to prevent damage to adjoining native on the lot.

Having a list of preferred builders in the community is under consideration.

Following submissions for conceptual or preliminary review to ARC by homeowner/builder, ARC will summarize the required changes and suggested changes to the owner for their implementation. Failure to implement the required changes will result in holding off on approval.

Definition of “mountain style home” will be elaborated upon in the revised standards (and Covenants) since the descriptions for this type of home has changed dramatically in the past several years. In addition, the definition of roof lines vs. roof planes will be clarified for Standards compliance purposes.

The ARC will request a meeting with the HOA Board of Directors to review these new changes to ARC Standards.

Meeting was adjourned at 3:55 PM.

Next meeting, Monday, December 6, 2021 (tentative)