

# Minutes of FPEOA ARC Meeting

**Monday, August 2, 2021**

Present: Chris Blumke, Eric Loeb, Martha Wright-- constituting a quorum. Board liaison: Jim Couto.  
Architectural and construction consultants: Sundra Hines (Hines Design) and Jeff Andrews (Aspects Design).  
Guests: Shari Weeks and Eric Reinhart Absent: Josh Tiffany and Tim Spangler.

1. Review and approve the minutes for July 2021 meeting. Minutes were approved.

2. Current Construction Projects

- Ball Lot 521 Lynx– Honey Badger – *Construction in process. Builder must be reminded of one access / one driveway requirement.*
- Blue Sky Townhomes – Lot 108 / Dickerson – *Finished driveway being installed this week. Home is finished and builder has requested ARC to do final conformance review.*
- Clifton Lot 109 – Marmot (Silver Pick) *Construction in process*
- FinleyScherr – Marmot Drive (BlackthornConstruction) *Excavation has begun*
- Hoke / Weeks – Lot 158 – White Tail (Perkovich) *Excavation has begun. Dallas Creek cannot locate the water tap / working on resolving that issue.*
- Honey Badger/Collins / Lots V612-613 - *ARC is requesting guidance from the Board on next step to enforce the ARC Standards relative to debris, construction materials, rocks, etc on these lots.*
- House / Lynx Trail Lot 519 Perkovich Construction - *Excavation has begun*
- Keller Lot 538 – Honey Badger Construction - *Excavation has begun / Bedrock encountered*
- MacIntire – Lot 558 – Marten Court (Silver Pick) – *Completion anticipated by September 1<sup>st</sup>.*
- Pecis – Lot V301 – Marmot (Honey Badger) – *Home complete. Excavator has advised Mr. Pecis to wait until dirt/gravel “settles” over the winter before asphaltting the driveway. ARC to discuss.*
- Rainey / Lot 9 / Snowy Ridge Construction – *Construction in process.*
- Schubert / Hutto – Lot 501 – *Mr. Hutto encountered and broke a main water line to the golf course during excavation. Water line ran across the Schubert property and was not on the designated easement. Must have been placed in the ground when the golf course was first developed. Mr. Hutto working with golf course management and HOA Board to determine solution. ARC liaison to also advise Mr. Hutto of need to have designated construction area and protect the native growth.*
- Three Quails / Tony Girard – 284 S. Badger Trail, Lot 440 – *House still on the market. Mr. Girard has not contacted ARC for final conformance review and refund of fees.*
- Watson – Antler Court – Elevator – *Mrs. Watson has taken over the final construction management of the project.*
- Williams – Lot 254 S. Badger – *No apparent progress on excavation.*
- Winn/Miller – Antler Place – Garage – *ARC not yet advised of when this project will start.*
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3. Conceptual, Preliminary and Final Plan Reviews

Silver Pick for Hull 142

*Final elevations and overview plat provided. Home will not look like the other three previously built with the same floor plan. Will have 4:12 pitch and white stone front. ARC to provide Variance letter regarding roof pitch to Mr. Hull / Silver Pick. File now complete and excavation in process.*

Grant Stoaks / Lot 132 White Tail

*Mr. Stoaks brought a screen and projector for a zoom meeting with his designer, Greg Zimmerman. Building elevations were shown by rotating a 3D model of the home. It was described as a mid-century modern style. The site plan was also shared with the group.*

*ARC consultant, Sundra Hines, asked about the contours shown on the drawings. Greg was not sure if the contours were at 1'-0" or 2'-0" intervals. Although the presented site plan was acceptable for location of the home on the lot, there were concerns of building height, finish floor elevation and drainage.*

*Another concern were roof lines that shed water directly towards an exterior wall or with several valleys converging with minimal room for snow shed. The ARC group encouraged Mr. Zimmerman to consider roof lines that did not shed all the roof water to the north, against the slope of the land and directed to the home's entry.*

*The contractor, Tony Kuzov, said that he would work the grade around the building to remove water from the front of the home so that ice and snow would properly shed. He also said that he would create a bridge to the front door to help with the slope difference from it to the garage slab. In addition, Tony said that he would add an additional surface drain at the exterior foundation wall.*

*The ARC committee requests that the Site Plan and Floor Plan be resubmitted with contour intervals, building heights, retaining wall heights, and finish floor elevations clearly labeled.*

*The home is approx. 3,400 heated/cooled square with a three-car attached garage. It will be clad in stone, metal, and engineered cedar siding. It was not clear in the presentation if the project met the ARC standards for percentage of stone siding which is 20%. The ARC committee would like the designer to resubmit elevations that clearly label the amount of stone that will be used on the home.*

*The roof was described as a standing seam metal roof system that will be black in color. There was concern about the shiny finish of this material. The ARC committee would like to see a sample of the roof material.*

*Also, the physical drawings displayed at the meeting showed the roof pitch to be a 2.5/12 slope. Mr. Stoaks said that it would be a 3:12 pitch and requested a variance from the 6:12 pitch required by the HOA Design Standards. ARC will make the decision at the next meeting on whether to provide the Variance letter as requested for 3:12 roof pitch.*

*There were questions and concerns regarding the 3:12 rooflines, their adjacency to each other and side walls, and snow load on north-facing units. Mr. Stoaks pointed out that construction standards have changed and FPEOA ARC needed to update their standards to reflect the current style of homes being built.*

*A review of the story board of the home for material and color, we noted that the garage doors appear to be glass – not wood or metal – as required by FPEOA ARC Standards. ARC has requested that Mr. Stoaks resubmit a garage door that will meet the standard.*

*There was some confusion on orientation of the building in regard to the building elevations. Mrs. Hines voiced concerns about the volume of interior space in relation to the amount of non-operable glazing. She stated that the home will have heating and cooling issues. It was explained by the contractor that not all homes can be designed with consideration to the Sun and the Moon. Although we the ARC committee can't dictate monthly energy use of the project, we hope that the designer will keep orientation of the building and amount of glazing in mind with further development of the plans. We will request that each building elevation be resubmitted with orientation clearly labeled.*

**Ribadeneyra/Howard, Lot 132 (Silver Pick) – White Tail**

*Story board with materials and colors shown, final elevations provided.*

*3:12 pitch on lower roof, msfl roof. Paved driveway will run down along the easement. ARC will create a letter of understanding for the owners to sign that they understand the driveway may have to be torn-up if easement access becomes necessary. ARC members did second walk of the site following the meeting. Project approved.*

**4. Other Projects , ARC Contact, and Courtesy Notifications**

- *Fence – Karen Brooks / S. Badger – approved*
- *Reinhart Pergola addition, Marmot - approved*
- *Restain home – Spangler / Marmot - approved*
- *Farnham Patio Door addition, Puma – approved*
- *Fence for dogs – Ed Pecis – approved*

**5. Other Business:**

- **New address for Middleton Accounting, now in Montrose.**
  - *2798 Woodgate Road, #D, Montrose, CO 81401*
- **Status on ARC Standards Update and Sub-Association Covenants on FPEOA Website-ongoing**
- *Research results on content flags/signage by homeowners to be reviewed at next meeting.*
- **Notification to all Contractor regarding adherence to Standards** – *memo was sent to all contractors currently working in Divide Ranch with highlights of applicable Standards relative to construction sites and sub-contractors.*
- *Builder/Contractor signage at construction sites – Sent info to Honey Badger for Keller and Ball*
- **New ARC member nominations** – *Martha Wright ratified by Board for ARC membership. One additional opening anticipated with three potential nominees for the slot.*
- *Tree cutting/pruning/slash removal – County and WRWC recommendations- awaiting answer.*
- **Retaining outside consultants to review projects (architect and builder)** – *This has been done and both have assisted ARC with review of plans and construction sites.*
- **Conditional Approvals for building permits** – *After issuing approval for Lot 142 to County subject to receipt of final plans, and the delay of final plan submissions, and issues relating to the exact design of the exterior of the house, the Board has advised ARC to no longer issue conditional approvals. Going forward, all Standards must be met, final plans and overview plat approved, and proof of all transfer and tap fees paid.*
  - *Ouray County has a link on their website entitled “Before You Build.”*

- **Destruction of Native Areas on Construction Sites.** *Architectural consultant suggested construction/boundary fencing to define the perimeter within which builders and subs must work rather than driving all over the property and destroying the native growth. Also suggested designated drop-off location, perhaps the 2-car parking area required for each home and one construction driveway access. Committee approved suggestion and will notify builders of this requirement.*
- **Site Plans.** *As required within town limits, site plans should be shown with indication of porta-restroom location, staging zone, construction access. Also should show electrical and water lines on blueprints. And indicate when gravel sub-base will be installed for main driveway into property. Wildfire mitigation plans should also be indicated on the site plans.*
- **Construction Signage** – *ARC and FPFOA Covenants have details for signage. County may begin requiring permits for signs. Need to research this.*
  
- **New requirements for ARC meetings / HOA Board approval in process**
  - *Owners attending ARC meetings in person*
  - *Owners providing proof of payment of all golf course/HOA fees and transfer charges.*
  - *Increase of Operating and Contractor Conformance Fees for new projects*
  - *Cutting of trees prior to ARC review of project site*