

## **Minutes of ARC Meeting – Monday, December 18, 2023**

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Present: Jerry Simon, Chris Blumke, Tom Rudd, Ken House

Absent: Eric Reinhardt, Gary Lawrence

Board Liaison: John Peters

Meeting called to order by Jerry Simon, 1:00 PM

### **Approval of November 20, 2023 Minutes – Minutes approved**

#### **Project Liaison –**

Ken House spoke to Tony Kuzov/Silver Pick. He was told they are supposed to be finishing Fenton home by end of month. Owners plan to be inside with C.O.

Hartman Project – Jerry contacted the County about the status. They have not approved the project. Returned redline to Hartman and have not heard anything from them. He asked Gary to contact Hartman for status; no response to email or texts.

#### **Old Business –**

N. Badger Townhomes. ARC Chair has spoken to builder regarding trash on adjoining lots. Native stone piles can remain, although it doesn't look good. Full conformance fees have been ordered from Middleton Accounting. Committee has approved keeping the piles of stones on the properties.

Siex – Preliminary review. Not approved. Awaiting new plans with lower height. Want to have preliminary review in January, pending receipt of the new plans.

Clifton, Lot 109 – Final review completed after issues were corrected. Refund of conformance fees requested for return.

Harrison, RV Garage. Potential owner inquired and was told that a detached RV garage is not allowed and it was unlikely an RV "type" garage could be approved.

### **NEW BUSINESS**

#### **Committee Changes:**

Eric Loeb has resigned from the Committee.

ARC Charter specifies 3 year. Blumke, who has been on the committee for six years, will become non-voting member.

Ken House and Eric Reinhart will become voting members, along with Jerry, Gary and Tom Rudd.

Tom Rudd has agreed to be Treasurer going forward.

**Conformance review at Varone house.** Issues re construction debris on-site. Certificate of Conformance issued. Jerry had emailed Sam Middleton regarding issuing fees refund.

**Updated Liaison List** – Jerry reviewed new liaison list.

**John Peters Spec Homes.**

Jerry asked John Peters regarding the C.O.s on his three spec homes. Mr. Peters said County is waiting to issue a tag indicating approval of the homes before he can obtain CO. Some debris issues, boxes, etc. Once the CO is issued, ARC will do a review. Awaiting framing inspection on the garage on the Marmot house, siding, stucco and siding being started. Mr. Peters needs to request additional extension from ARC.

**Next Meeting** – Monday, January 8<sup>th</sup> at 1:00 PM

February 12<sup>th</sup> next potential meeting depending upon if a review is scheduled.

March 11<sup>th</sup> potential meeting date.

**SEALY Conceptual Review**

Committee reviewed the elevations prior to arrival of architect. All felt that some windows needed to be added. Tom Rudd was given check for \$3,000 for operating expense (non-refundable). Adam Anderson attended on behalf of architect, Sundra Hines.

ARC Chair followed checklist.

Are all fees paid – yes.

House plan – needs to avoid boxy rectangular shape, for the most part, it looks okay. Bottom left elevation and bottom right are pretty flat, plain looking; recommend windows on the top right of garage to break-up the blank wall.

No idea on when the future addition would be constructed.

Discussion on addition and how it would affect the visual of that side of the home with the sliding door. Suggested overhang or short roof on 8x8 posts over the sliding door.

Received updated plans and roof line measurements are in compliance.

Exterior walls are approved.

Site plan – house location looks good with good set-back, all set-back requirements are met. Approved. On the Sanitation District.

Maximum building footprint is good. Drainage patterns added and look good.

Driveway width good. Gravel driveway. 20' apron specified. Culvert indicated.

Building height 28'7". Lot slopes.

Extra parking is good. Roof plan and floor plan acceptable.

Chair will send a note with issues to the builder. Square footage on the first floor does not meet minimum. Representative said the entry is going to be wider, moving outward to reach minimum of 1,250 sq ft on main floor.

Have all four elevations; type of roof will be metal; pitch was 9:12 for all slopes.

Initial application received, non-refundable operating fee \$3,000 was received this date; no variances. Chair did notify adjoining neighbors of this set of plans.

Summary:

Issues to be addressed: Overhang over sliding door; windows; square footage.

Updated plans requested to be approved for conceptual. Preliminary review can occur at next meeting on January 8<sup>th</sup>. Copy of preliminary review checklist was submitted to builder/homeowners.

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Meeting adjourned at 2:15 PM.