

**Minutes of Meeting**  
**Fairway Pines Estates Owners Association**  
**Architectural Review Committee Meeting**  
**Monday July 13, 2020 at 3:00 PM**

Present: Erich Montgomery, Frank Connelly, Phyllis Ward, Chris Blumke, Eric Loeb, Bob DelRossi and Jim Couto (HOA Liaisons) A quorum was present. Guests: Mike Saville and Deb Harrison and Randy Collins.

1. **Review and approve the minutes for June 2020 meeting – Approved.**
  
2. **Existing Construction Projects:**
  - **American Classic Homes, 1878 Marmot Drive, Lot 565**
  - **Three Quails Homes, 284 South Badger Trail, Lot 440**

Bob DelRossi reported that there is no further information available on these two properties, and it is unknown why the owner has not requested a final conformance review for fee refund. Permits have been extended by Ouray County.
  
3. **NEW Construction Projects**
  - **Collins Lots V612-613 - Construction status –** Deb Harrison and Randy Collins attended the ARC Meeting and provided the following update information:
    - **County has granted the abatement of the property line so that the third home on V612 can be built closer to the property line of V613. ARC will need to conduct a walk-through of the new layout. *New blueprints will be provided to ARC by Harrison/Collins.***
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    - **The rock piles on V609 have been partially removed, but Collins reported that the remainder will be used on the new construction site, and if not, will be removed. No deadline for the removal was discussed. *The August 19, 2019 ARC Conformance Review of the homes on V610 reflects that Collins had indicated at that time they would use or remove the rocks.***
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    - **Collins indicated they have been cleaning up Lot V302 which backs up to Hole #15. Property has been purchased by Tammy and Ed Pechis. Deb Harrison said the Pechis will be using Collins to build their home, a model similar to the Villas. *ARC reminded them that all processes, paperwork and fees would need to be completed as well as a walk-through of the property.***
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    - **Collins has also been seen cleaning up lot 524 which backs up to Hole #11.**
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  - **Saville / Blue Skyy Townhomes – Lot 108 – First home construction**
    - **Mr. Saville was present at the meeting and requested a variance to allow postponement of the required apron at the end of the joint driveway until the second home is completed. Motion was made and approved for granting of this variance.**
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- Concerns were raised by the Collins attending the ARC meeting regarding Saville's compliance with ARC Standards at his construction project on Marmot, including steepness of the driveway. Two ARC members and one HOA Board member visited the site after the meeting and found everything in compliance with what previously submitted to and approved by ARC. The driveway is, at this point, for construction purposes.
  
- **Saville / personal home construction submission, Lot 249/Antler Court**
  - Mr. Saville described the floor plan and displayed a plat layout of the home site that he sketched to estimate where the house might fit. Roof is not a 6:12 pitch, but 4:12 which is approved by County. Stone mostly in front, stucco, some wood accents, vertical cedar siding and metal fascia, asphalt shingles on the roof. Height approximately 18'.
  - He will complete all Preliminary and Final Checklists, Contractor checklist, and provide three checks for the necessary fee amounts. This will be submitted to ARC prior to the next monthly meeting. He will advise when the property is staked and trees flagged so that ARC can conduct walkthrough and issue approval letters and copy of new Wildfire Mitigation Worksheet which is required for all new dwellings.
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- **Kuzov Lot 528 – Construction Status**
  - An email will be sent to the Kuzovs regarding the oil slick in front of the property and request a timeline relative to the clean-up of the slick. Road Committee members, Eric Loeb and Jim Couto will consult with their road maintenance company on the best way to clean this up without damaging the asphalt roadway.
  
- **Lollar, Lot V611 – Construction Status**
  - The Lollars had inquired whether the specific buyers of their homes could select their preferred exterior color. ARC voted and agreed that this could be done, but the color must be submitted ARC for approval, and the painting must be done at completion of the home. If the home is unsold at the time of completion, then the Lollars must paint the home in the previously-approved color.
  - Lollars will be contacted regarding the status of the necessary sub-association establishment and documentation.
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- **Hoke/Weeks – Lot 158 – Status of construction initiation**
  - Approval letters for County building permits were issued and Mr. Hoke is finalizing details to comply with the new Wildfire Council regulations.
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- **Rainey – Lot 9 / Plats and ARC review of building site**
  - The Raineys advised they have sold their home in Colorado Springs; have selected a contractor to build their log home package, and will have the property staked for ARC review. ARC will send a follow-up email regarding need for a plat of the property showing home location, easements, driveway, etc.

4. **Other Active Projects, New Projects**

- **DelRossi deck expansion – completed**

5. **Other Business:**

- **Multi Family Road Impact Fees** – No Board Decision on \$1000 per unit/Cluster Lots
- **New Mailboxes** – Board Member, Bill McFarland, has gone down to the Ridgway post office to personally determine the problem with missing keys. Awaiting his report. Still waiting for Dallas Creek Construction to finish staining the new mailbox kiosk.
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- **Realtor Marketing** – local realtor has posted a sketch on realtor.com of a proposed home for Lot 424 on South Badger. Has confirmed with ARC their awareness of ARC requirements when construction is intended. The sketch is to give prospective buyers a “visual” of the type of home that could be built on the lot.
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- **New buyer at Dens** inquiry regarding building of a deck that extends onto the Dens community property. ARC advised that permission could not be granted.
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- **Baxter Property Line and Fence Situation** –Owner of Lot 264 adjacent to Baxter’s property wishes to sell the lot, and it was discovered that Mr Baxter’s contractor built his landscaping/fence onto Lot 264, over the other side of the Baxter property line. Unsure how the error occurred. Mr. Baxter is removing the fence along that side of his property.
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- **Residences with trailers/campers/rvs** - most residents are complying with the Covenants. There is a boat at the Taylor residence on South Badger that has been parked for an extended period of time. Board member, Jim Couto, will follow-up.
- ARC Liaison Assignments – It was agreed by ARC members that liaison assignments should be made to help monitor the several projects going on in the community:
  - Collins – V612/V613 - Entire Committee
  - Saville/ BlueSkyy – Lot 108 - Entire Committee
  - Saville – New personal home Lot 249 - Erich Montgomery
  - Kuzov – New construction Lot 528 – Phyllis Ward
  - Rainey – New construction Lot 9 – Frank Connelly
  - Hoke/Weeks – New construction Lot 158 – Eric Loeb
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Meeting was adjourned at 4:45 PM.

Next meeting date for August will be determined.

Submitted by Chris Blumke, July 14, 2020