

MINUTES OF MEETING
Fairway Pines Estates Owners Association
Architectural Review Committee Meeting
Monday, March 8, 2021 at 1:00 PM
22 Puma Lane, Ridgway, CO 81432

ARC Members present: Chris Blumke, Phyllis Ward, Frank Connolly, Eric Loeb. Quorum.

Absent excused: Erich Montgomery. Board liaison present: Jim Couto

1. Review and approve the minutes for February 2021 meeting.

February minutes approved

2. Completed Construction Projects - The two projects formerly listed here on the agenda have been moved back into "Current Construction Projects" because neither is actually completed.

3. Current Construction Projects

- **Clifton Lot 109 – Marmot** - Silver Pick cleaning up roadway
- **Collins Lots V612-613** - All Conformance Fees now paid; home corners staked for ARC review; the dead tree at driveway entrance needs to be removed prior to spring to avoid beetle infestation. Builder and property owners will be advised.
- **Pecis – Lot V301 – Marmot** – In progress
- **MacIntire – Lot 558 – Marten Court** - Silver Pick confirmed that the exterior colors of this home will be gray-tones. Will have old-gray metal base, vintage gray roof, barn wood look siding, gray rock on columns.
- **Saville / Blue Skyy Townhomes – Lot 108** - Second home in progress.
- **Saville - Lot 249 -Antlers Court** – No progress.
- **Three Quails Homes, 284 South Badger Trail,**– Exterior finish incomplete.
- **Lollar, Lot V611 – S. Badger** – Homes completed but site needs to be cleaned-up.
-

4. New Construction Projects

- **Hoke/Weeks – Lot 158 – White Tail** – Mr. Hoke provided updated/revised home plat. Will comply with building height requirements on downhill side of home.
- **Rainey – Lot 9 – Cottontail (Snowy Ridge)** – No progress
- **Watson –Antler Court–Elevator** – Conformance fees paid; building permit acquired.
- **Ribadenerya – - White Tail** – Building plans (Montana Log Homes) were reviewed, including height considerations on south side (downhill) of home. Silver Pick described finish grade plans to comply with height standards. Owner going to do a soil test. Will decide whether to purchase the lot or not.
- **Finlay/Scherr –Marmot Drive** - Builder, Perkovich Construction, attended the meeting and made presentation. Initial app and contractor appendix completed, building plans and plat reviewed. All in compliance with Standards. Property has been staked and ARC will walk the lot when the story boards are submitted. Owners are submitting Conformance Fees.
- **Peters –Lots V305 and V-311** – Initial app received and preliminary plans reviewed. Discussion about "shared" driveway with adjoining properties. Mr. Peters will contact adjoining owners. Both home designs comply with ARC Standards.

5. Other Projects and Courtesy Notifications

- **Roof Replacements – Berni (next spring) – No report**
- **Deck Replacements – Bailey (next spring) – No report**

6. Other Business:

- **Flag Poles**

At the suggestion of Board member, Bob DelRossi, resident, Josh Turner, contacted ARC regarding regulations pertaining to flag poles. Mr. Turner was advised that a standard height flag pole, usually 20-feet, is recommended with a standard sized USA flag. This is consistent with other flags on poles in the community. Since Mr. Turner is retired military, he was advised that an Armed Forces flag would be also acceptable on the same flagpole. Political flags are only permitted during election periods.

- **Factory Built Homes**

- Committee discussed factory built homes and their current popularity due to cost of custom-built stick construction. It was determined that these homes will be permitted in Divide Ranch as long as they comply with ARC Standards relative to building height, materials, roofing, lighting, stone minimum and that they have a custom-home “look.”

- **Replication of home designs**

- Other than those homes permitted (and already constructed) on the cluster-V lots within the community, any home that is a replication of a home already built in Divide will need to have major exterior changes so that replication is not obvious. This might include different windows, columns, entrances, siding, roofing, doorways, garage doors, and stone colors. Replication of design has already occurred in the community, and ARC will promote and require changes in exterior look going forward for any future homes that are the same floor plan as existing properties. One builder has already agreed, in writing, to comply with exterior modifications.

- **Advance excavation prior to issuance of building permit** – Ouray County has advised that builders doing so are working at their own “risk” for compliance penalties if the County has not issued an address permit and determines changes to excavation are required.

- **Short Term Rentals** –County Ordinance #4 Updated and Clarified in December.

- **Update on ARC Standards – In process**

- **Sub-Association Covenants on FPEOA Website** – In process of being posted

- **Nominations for new ARC Members-** Since several current ARC members are reaching term limits, potential new ARC members are being solicited. Three individuals so far have indicated interest and will be invited to observe an upcoming ARC meeting.

Meeting adjourned at 3:30 PM.

Next meeting date Monday, April 5th.

Submitted: March 9, 2021 by Chris Blumke, Chair FPEOA ARC