

ARC MEETING Minutes

Monday, February 7, 2022

Present: Chris Blumke, Eric Loeb, Jerry Simon, Jim Couto (Board Liaison)
Absent excused: Martha Wright, Tim Spangler, Josh Tiffany

Approval of Minutes from January meeting – Reviewed and approved

In-Progress or Approved Construction Projects (*Liaison report*)

ARC members conduct weekly reviews of projects under construction and reported that most have resumed work, while some are still apparently “on hold” without materials or sub-contractors. *Adequate construction driveways are still an issue, and ARC will research County and State requirements. **Also, some sub-contractors are continuing to drive all over the native areas of the properties because appropriate designation lines or construction fences have not been installed. ARC will contact the applicable homeowners regarding this. Failure to conform with ARC Standards during construction process will result in no future reviews for that owner or contractor.

Lot 9 – Rainey	Lot 501 – Shubert(Hutto)	Lot 341 – Hartman **
Lot 109 – Clifton	Lot 519 – House*	Lot V-305 - Peters
Lot 133 – Ribadenerya	Lot 142 – Hull	Lot V-323 - Peters
Lot 158 – Hoke/Weeks	Lot 521 – Ball	Lot V-324 - Thomas
Lot 263 – Peters	Lot 534 – Finley/Scherr	Lot V-612-V613 – Collins**
Lot 225 – Mueller/Moliter*	Lot 538 - Keller	Lot 426 - Williams
Lot 254 – Miller/Winn	Lot 419 – Andrews	Lot 218 - Clauss

Preliminary or Final Reviews – None were scheduled for this meeting. Two property owners have requested to be on the March agenda: Timothy Wallace and Tony Kuzov.

Other Projects

Berger V-318 – Owner decided to not build in Divide Ranch, fees have been refunded
Brooks – Garage Addition –

ARC has been advised that the plans for the garage will be submitted in the spring.

Other Business:

Update of ARC Standards – Draft has been prepared and will be submitted to the HOA Board for review and comment, then posted onto the FPEOA website for community review.

New ARC Review Checklist - This form was created using pertinent points in the ARC Standards, and includes specific reference to:

- Payment of HOA, Golf Course and Sanitation Dues prior to conceptual review;
- Minimum square footage for estate, cluster and Liberty Belle V lots
- Roof design, roof pitch and building height
- Building materials, siding, and minimum log diameters
- Driveways, paved or gravel
- Increased Contractor conformance fees on new construction

New Construction Ouray County Fire Mitigation Requirements

Committee reviewed article in Ouray Plain Dealer re adjustment of fire mitigation requirements and elimination of the “point system” previously used.

The lot at the end of Cottontail has had severe cutting of trees and stacking of branches at the edge of the roadway. The Board has contacted the owners who say they are only doing fire mitigation on the property. Follow-up needed to remove the brush piles prior to infestation of pine beetles.

Follow-up also needed with the owners of the property at the end of Lynx Trail where debris and branches have been stacked with the approval of those owners. Branches and tree limbs are not adequate “fill” for the proposed driveway to the home, when constructed.

Short Term Rental Inquiries

ARC has been receiving a number of inquiries regarding short-term, long-term, and rental of portions of homes in the Estates. Those inquiries have been answered with documentation from the Covenants regarding these type of rentals. Short-term- no. Long-term – entire home for 30-days or more. Rental of rooms, suites or portions of home – NO in the Estate homes. Only short-term rentals on designated cluster and multi-family lots, i.e. golf villas on South Badger and new townhomes to be constructed on North Badger/Hole 18. The County also has limited short-term rentals licenses issued.

Realtor For Sale Signage – A new realty company to the area posted a large for sale sign on their listed property on Bear Cub. HOA contacted the realtor, who removed the signage. Re-affirmed that only flyer boxes can be used on HOMES for sale in the community and NO for sale signs or flyer boxes at all on unimproved lots.

ARC Liaisons – Due to the resignation of Josh Tiffany from ARC, the liaison assignments for each project were re-assigned to remaining ARC members.

Meeting adjourned.

Next meeting, Monday, March 7, 2022 at 1:00 PM