

**Fairway Pines Estates Owners Association  
Architectural Review Committee and Covenants and Rules Committee  
Joint Meeting  
Monday, September 8, 2014 @ 10:00 AM (MDT)  
Tower Room, Divide Ranch and Club, Ridgway CO 81432  
Minutes**

The joint meeting was called to order at 10:00 AM by ARC Chairman Dick Kreutzen. ARC members present were Lois Carr, Erich Montgomery, Bill Stone, and Terry Thomas. Ann Blakely, as Board liaison for ARC, was present. CRC members present were Evelyn Ardoin, Chair of CRC, Gay Dicus, Judy Farrington, and Erich Montgomery. Pat Jennings, as Board liaison for CRC, was present. Mary Ann Guilinger, recording secretary, was present.

Dick Kreutzen received an email from Tom Oxley about his roof replacement. At the meeting in July, he had stated that he was going to put on a roof similar to the Abrahamson's. Instead, he is going to put a roof on similar to the England's. If there are no objections from the ARC members, then Dick will send an email to Tom Oxley providing ARC's approval. There were no objections from the ARC members.

**Review and approve recommendations for 2014 revisions to the ARC Standards, which will be forwarded to the Board of Directors for final adoption.**

The Association members were sent an email dated July 12, 2014, asking for comments on the Revised ARC Standards. Also, at the Summer Meeting on July 28<sup>th</sup>, comments were requested by Dick Kreutzen. The following items were addressed from comments by members:

1. On Page 5, Section III, "Governing Regulations" Dick will add a specific reference to Ouray County Land Use Code requirements relating to visual impact. He will use Section 9.8 of the Ouray County Land Use Code to finalize the text. Only homes along County Road 1 are impacted by the visual impact regulations for Ouray County.
2. Developer concerns:
  - a. Dick will revise Appendix 16: Special Requirements Applying to Cluster and Commercial Lots (added January 23, 2012) exempting the Declarant from those requirements. Also he will include similar wording on page 4 where cluster and commercial lot regulation and Appendix 16 are mentioned.
  - b. Dick will add to minimum living space requirements at Section XII, Site Planning, something along the following lines: Commercial lots include lots owned by

the golf course used for golf cottage sales or rentals will be exempt from the minimum living space requirements. Paul Stashick believes that the Developer is not subject to the ARC standards but before Ouray County will issue permits to build, they would require approval from ARC. The Developer wants to build golf cottages for rent or sale and may not meet the minimum square feet requirement in the Covenants and ARC standards. Jerry Farrington is talking to Paul Stashick about this issue so at this point in time; we are not sure how the Developer feels about the minimum living space. Terry Thomas asked about garages versus carports; would carports be allowed. Page 20, Section 7, states that for residential lots a minimum of two fully enclosed garaged parking spaces are required, and no carports are allowed.

3. ARC had posted the draft of the revised ARC standards on the website on July 12, 2014, and asked for Association member comments. ARC received two comments. First, Bud Calbeck suggestions were:

- a. ARC should verify the topo's provided for accuracy and consistency. Dick Kreutzen explained in an email to Bud that ARC has retained an architect to review all plans.
- b. Home applicant should provide a scaled model of the structure prior to final approval. The ARC believes that this requirement is too costly and will not include it as an ARC requirement.
- c. A member of ARC should have design experience.

4. Tony Litschewski comments:

- a. ARC Standards require semi-transparent stain. The stain on Tony's house had deteriorated so badly that semi-transparent stain did not cover, and he needed to get approval to use solid stain. Dick Kreutzen recommended that the ARC standards not be changed and the semi-transparent stain still be required for new construction. Doug Macfarlane and a professional painter both said that semi-transparent stain provides higher quality finish. In the ARC standards, ARC will still include the only semi-transparent stain.
- b. Based on Section XIII, Architectural Requirements, Section 10, Garages, Tony recommended eliminating the 15 foot limit from the residence for detached garages. Dick Kreutzen recommended keeping the 15 foot requirement which is required by the covenants. A variance is always available.

5. Section XIII, Architectural Requirements, Section 8, Storage Areas, page 20, the first sentence will be revised to read: Such items as trash containers, boats, motorcycles, trailers and maintenance and recreational equipment shall be stored in a

garage or a fully enclosed structure. Walls shall be architecturally compatible and integral with the form of the residence.

6. Section XIII, Architectural Requirements, Section 10, Garages, on pages 24 and 25:

a. In first sentence, second paragraph delete “whether or not there is also an attached garage.”

b. Item d. needs clarification. Dick Kreutzen suggested rewriting d. to say: “The structure shall not unreasonably obstruct the views from adjacent lots, consistent with the provisions and protections described in Appendix 1.”

Bill Stone moved that ARC and CRC accept the changes discussed above conditioned on the discussion between Paul Stashick and Jerry Farrington about the golf cottages as relates to the minimum living space for the cottages. Terry Thomas seconded the motion. The motion was unanimously passed by ARC and CRC.

Everyone thanked Dick Kreutzen for all his work on revising the ARC standards.

Dick will make the changes discussed today and turn the document over to Mary Ann Guilinger for final. The Board will vote on the revised ARC standards at the next Board meeting in October.

### **1. Next ARC Meeting**

The next ARC meeting will be on Monday, October 6th, at the Tower Room, Divide Ranch and Club at 9:30 AM. If the Hildebrandt’s get their preliminary and final plans in 10 days prior to the meeting, then those plans will be reviewed and discussed.

The meeting adjourned at 10:55 AM.

Respectfully submitted,

Mary Ann Guilinger  
Recording Secretary  
September 12, 2014