

MINUTES OF MEETING
FPEOA Architectural Review Committee Meeting
Monday, April 5, 2021 at 1:00 PM

Attending: Chris Blumke, Eric Loeb, Phyllis Ward (virtual), Jim Couto (HOA Board Liaison)
Guest: Tim Spangler (ARC nominee)

1. **Review and approve the minutes for March 2021 meeting.**
Minutes were approved.

2. **Current Construction Projects**
 - Clifton Lot 109 – Marmot (Silver Pick) – **Foundation poured / sub-floor installed**
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 - Collins Lots V612-613 - **Three homes under construction / ARC asked the builder to clear the roadway in front of the construction sites of mud and debris, which extends all the way to the main entrance of the golf course. He said he would do so.**
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 - Lollar, Lot V611 – **Building site to be cleaned up for ARC conformance review.**
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 - MacIntire – Lot 558 – Marten Court (Silver Pick) – **Construction in progress. ARC to request updated sample of roofing material so it is not reflective. Construction sign has been modified to remove realtor name.**
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 - Pecis – Lot V301 – Marmot – **Construction in progress. Mr. Pecis cleans up the roadway daily.**
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 - Saville / Blue Sky Townhomes – Lot 108 - **Construction in progress. Third home is under Contract. ARC will contact builder regarding additional fees due.**
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 - Saville - Lot 249 -Antlers Court – **No work begun since large piles of snow along lot.**
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 - Three Quails / Tony Girard – 284 S. Badger Trail, Lot 440 – **No completion activity.**

3. **New Construction Projects**
 - FinlayScherr – Marmot Drive (Perkovich Construction) – Lot 534. **ARC reviewed staking of the lot, story board presented by builder, conformance with all Standards. Approval letter sent to County re issuance of building permit.**
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 - Hoke/Weeks – Lot 158 – White Tail – **No update**
 - Peters – Lots V305 and V311. **Mr Peters purchased Lots V323 and V324 which apparently will be the initial construction sites. ARC paperwork to be submitted.**
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 - Rainey – Lot 9 – Cottontail (Snowy Ridge) – **No update**
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 - Ribadenerya – Lot 133 – White Tail – **Soil test conducted and lot purchased. ARC paperwork to be completed and designs submitted at May meeting.**
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 - Watson – Antler Court – Elevator – **No update**

4. Conceptual Plan Presentations done at this meeting:

Honey Badger/Deb Harrison – Two new homes – Lot #538 Keller and #521 Ball Deb Harrison attended via conference call; builder, Michael Holt, attended in person. Preliminary plans and plat overview for both homes reviewed. Initial apps Appx7 and Contractor Checklist Appx 10 completed for both homes. ARC will advise Deb Harrison of fees due for each home, to be submitted at May meeting with elevations and overview plats. Lots to be staked for ARC review.

Ken House – Lot 519 - Lynx Trail - Mr. House presented preliminary designs for home and overview plat. Appendix 7 Initial app completed. Preliminary plans conform with ARC Standards. Ouray County now requires 8” walls. Variance for 4:12 roof requested. Roof will be metal. House will have RV Garage. Currently taking bids from builders.

Tom Bell – New Home – Lot 545 - North Badger – Cancelled presentation

Inger Olson – Addition to home, Bear Cub – Postponed presentation until May

John Ribadenerya – New Home White Tail – Postponed presentation until May

Byrd Williams – New Home – Lot 246 - S. Badger – Initial app appendix 7 submitted, preliminary plans reviewed. Modifications made to window width on rear; cable railings on deck instead of mesh; additional windows added to east elevation of house. Appendix 10 to be submitted in May when contractor has been determined.

5. Other Projects and Courtesy Notifications

- **Roof – Berni – Two samples of replacement shingles reviewed. Both are acceptable and will meet fire mitigation standards. Mr. Berni to be advised of ARC approval.**
- **Deck – Bailey – No update**

6. Other Business:

- **Status on ARC Standards Update – In process**
- **Sub-Association Covenants on FPEOA Website – In process**
- **Nominations of new ARC Members – Newsletter sent to residents of Divide Ranch seeking volunteers for ARC. Four residents responded. HOA/Board to review applicants and make decision on ratification.**
- **Overlook Tower on Lot 344/Bear Cub was installed without ARC notification or approval. Owner will be requested to remove it.**

Meeting adjourned at 5:15 PM.

Minutes prepared and submitted by Chris Blumke, April 6, 2021.