

**Fairway Pines Estates Owners Association  
Architectural Review Committee Monthly Meeting Minutes  
Monday, April 1, 2019, at 3:30 PM (MDT)  
22 Puma Lane, Ridgway, CO 81432**

A Motion was made to call the monthly meeting to order at 3:34 pm. The Motion was seconded and approved. Members present were Chris Blumke, Phyllis Ward, Frank Connolly, and Erich Montgomery; a quorum was present. Also present was Jim Couto, a non-voting Board liaison, Carrie Briggs, Administrative Assistant of FPEOA and Gary and Ann Blakely.

**1. Review and approve the minutes for February 4 7, 2019 meeting.**

The ARC reviewed the draft minutes from February 4, 2019. A Motion was made and seconded to approve the minutes from the February 4, 2019 meeting.

**2. New Construction Projects:**

- **American Classic Homes, 1878 Marmot Drive, Lot 565**  
The County of Ouray is scheduled to visit the site mid-April to determine whether a culvert is necessary or not.
- **Three Quails Homes, 284 South Badger Trail, Lot 440**  
Ongoing. No new progress reported. Extension was granted until January 20, 2020.
- **Collins, South Badger, Lot V610**  
Construction on both new units is moving along. Chris to follow up on fees paid to the ARC for these units. There was discussion about the mud and rocks on the road from construction vehicles.
- **Lively, White Tail Lane, Lot 136**  
Construction is moving along with a date of completion still being in April, 2019. Chris Blumke stated that it appears they will need to grade driveway once construction is completed.

**3. Other Active & New Projects.**

- **Blakely, 518 Marmot, Proposed Fence**  
Gary and Ann Blakely appeared in person to present the proposed drawings from England Fence for a fence to be installed in the spring sometime. After review and discussion, a Motion was made and seconded to approve the plans as presented. The fence will be a 130 ft. of 5ft round rail fence with a wire mesh.
- **Hartman, South Badger, Fencing**  
No new news to report. There has been no response to the letter sent by ARC to the Hartmans regarding recommendations. Because the fence was originally approved by one ARC member without the approval of the other members, there is little recourse at this point by the ARC Committee.
- **Rudd, 43 Black Bear Way, Lot 507, Status of Extension/Remodel**  
Progress has slowed down a bit. Date of completion may be end of April or possibly early May, 2019. Outside is still not done.
- **Taylor, 380 South Badger Trail, Proposed Fence**  
Fence is complete and a final inspection by the ARC will take place once the snow has melted, hopefully prior to the next ARC meeting in May.

**4. Other Business:**

- **Multi Family Road Impact Fees –**

\$1,000.00 road impact fee shall be assessed per unit on a Cluster lot. Chris Blumke revised ARC's previous recommendation and sent it to the Board of Directors for their review.

There was discussion about future multi-unit projects such as the new Saville project on Lot 108. Discussion to continue at future meetings.

- **ARC Standards in New Resident Welcome Packets –**

No new progress. ARC is waiting for the Board to set workshop meetings with members of both the ARC and Board.

- **Tree Removal –**

Chris Blumke brought up the issue of the likelihood that there will be more members requesting tree removal once they have had their fire mitigation inspection done by the WRWC and Log Hill Volunteer Fire Department program.

- **Parking-**

There was discussion about multiple cars being parked in driveways. After reviewing the parking standards and past discussions on the matter, it was decided that there is little the ARC can do if the cars are parked in designed (i.e. graveled, paved) parking spots on the property. Parking in the dirt or grass on the property is not allowed.

A Motion was made and seconded to adjourn at 4:28 PM. All in favor.

Respectfully submitted,

Carrie Briggs  
FPEOA, Administrative Assistant