

**Fairway Pines Estates Owners Association
Architectural Review Committee
Monthly Meeting
Monday, April 4, 2016 @ 9:30 AM (MDT)
49 Badger Trail South
Ridgway, CO 81432
Minutes**

The monthly meeting was called to order at 9:30 AM by Chairman Terry Thomas. Members present were Lois Carr, Mike Forstner, Erich Montgomery and Phyllis Ward. Board liaison, Pat Jennings, was present. Matt Wagner and Wes Browning, Frontier Log Homes, were present for Item 3. Rick and Cindy Jones, the owners of Lot 562, were present. Greg Doudt and Thomas Sisler from Dallas Creek Construction Company attended from 10:30 AM and presented under Item 7, Other Business. Mary Ann Guilinger, recording secretary, was present.

1. Review and approve the minutes for the following meetings as emailed by Mary Ann to committee members on the indicated dates:

- ARC Meeting Minutes for January 4, 2016, emailed on January 8, 2016. Erich Montgomery made a motion to accept the amended minutes for the January 8, 2016, ARC meeting. Phyllis Ward seconded the motion. The motion was unanimously approved by ARC.
- ARC Meeting Minutes for February 1, 2016, emailed on February 5, 2016. Erich Montgomery made a motion to accept the amended minutes for the February 1, 2016, ARC meeting. Phyllis Ward seconded the motion. The motion was unanimously approved by ARC.
- Special ARC Meeting Minutes for March 16, 2016, emailed on March 30, 2016. Phyllis Ward made a motion to accept the amended minutes for the March 16, 2016, Special ARC meeting. Lois Carr seconded the motion. The motion was unanimously approved by ARC.

2. Association member comments: Any association member or representative may attend and will be given up to 5 minutes to comment on an ARC-related matter not on this agenda.

None.

3. Lot 562, 32 Marten Court, Jones' Home, represented by Frontier Log Homes (scheduled for 9:45 AM).

A. Review of ARC activity to date, including Conceptual Review

Frontier Log Homes presented the conceptual review for Lot 562, 32 Marten Court, the Jones' home, at the February 1, 2016, ARC meeting. The conceptual plan was approved by ARC at that meeting. Terry Thomas stated that Frontier Log Homes have been very responsive. Terry welcomed the Jones to Fairway Pines, a great community.

B. Preliminary Review

ARC sent notices to adjacent lot owners and only received one positive comment. The Divide Ranch and Club in an email dated January 15, 2016, confirmed that the 2016 golf dues were paid for the Lot. The Fairway Pines Sanitation District confirmed in emails dated February 4, 2016, and January 14, 2016, that the first quarter assessment was paid, the tap fee has been paid, but a \$3,825 connection fee will be due. In an email dated January 26, 2016, Middleton Accounting confirmed that the 2016 HOA dues were paid.

Frontier Log Homes submitted all materials required by the ARC standards 10 days before the meeting; such as color renderings, complete sets of plans, and materials for cut sheets.

Appendix 8, Preliminary Plan Review, of the ARC standards was reviewed.

Site plan review

Matt Wagner from Frontier Log Homes reviewed the site plan. On the lot are big ponderosa pines. Only one ponderosa pine will be lost to construction. Terry Thomas stated that Doug Macfarlane, the ARC-retained architect, reviewed the plans.

1. Property boundaries are detailed on Drawing A-0.
2. The building footprints do not go above 15 % of the lot.
3. Building setbacks – The setbacks to the two roads on North Badger Trail and Marten Court are 25 feet. The setbacks for the lots adjacent to Lot 562 are 15 feet.
4. Driveway – The driveway will have a concrete apron with the rest of the driveway being gravel. Terry Thomas warned that the concrete for the apron needs to be below the road for the snowplow. Ouray County requires that the width of the driveway should be 13 feet.
5. There needs to be a 10-foot, concrete apron for gravel driveways.
6. Details of Driveway culvert and address marker - The address marker needs to be in the property lines. The Ouray County Roads and Bridges will make the decision about

whether a culvert will be needed. The lot will probably need a culvert. The numbers for the stone address marker are required to be 6 inches and metal based on the ARC standards. The reasons for that height are so that the address marker's appearance looks good and is visible for emergency vehicles' ability to find the home.

7. Parking – The exterior parking space shall be a minimum of 10 feet by 20 feet. The Jones will have two exterior parking areas with a three-bedroom home which satisfies the ARC standards.

8. Walk locations – There will be a single walkway up to house. The landscape plan details concrete edging 6 inch by 6 inch to define the gravel driveway from the landscape.

9. Septic system location/copy of engineered drawings or sanitary district line and holding tank location. The tank is located behind the garage. The pump will be located in the same hole as the tank. All utilities will at the back or side of the garage.

10. Existing trees and trees proposed to be removed – All trees are marked that will be removed. ARC is not concerned about small scrub cedars or pinion pines. Trees can be removed if they are within the building footprint.

11. Vegetation, landforms – The Jones have a robust and ambitious landscaping plan. The landscaping plan is a proposal, and the Jones will be working on the landscaping after one year of occupancy. Terry Thomas stated that ARC wants to retain as much natural vegetation as possible. The best way for the native grasses to be reestablished is to roll the topsoil up and preserve it; the first 4 inches. Native grasses reestablish themselves best in the native topsoil. For some homes the conformance deposit has been held up until the native grasses are reestablished. ARC does not make partial refunds.

12. Other site improvements (retaining walls, decks, fountains, etc.) – The home will have two patios. As mentioned in Item 8, concrete will be laid to delineate the driveway.

13. Natural gas line and meter location shown. The natural gas line has not been verified yet; not sure if it is on North Badger Trail or Marten Court. The meters for power and water will at the side of the garage. The utilities are outlined on A-0.1, the Drainage/Utility Plan.

14. Topo/Drainage (existing and proposed) not more than two-foot – The drainage the lot will slope down to the road at Marten Court. There will be a perimeter drain around the home.

Building Plans

1. Building elevations (4) – Frontier Log Homes provided four elevations, northwest and northeast (A-2) and southeast and southwest (A-3). The home will be 2,212 square feet with a two-car garage of 706 square feet. The home will be low profile.

2. Roofing material proposed – The roof will be a rusty, corrugated steel roof, pre-rusted. ARC is concerned with roof glare. The roof will be thoroughly rusted by the time the home is finished.
3. Building form, massing and architectural expression – The Jones' home is a log, mountain home.
4. Verification of stone percentage – The calculation for the stone percentage is shown on Drawing A-2. The stone percentage is above 20%.
5. Height of structure verified – As shown on the drawings the home will be 21-feet; under the 30 feet required by the ARC standards. The columns at the front have a stone base of an appropriate size as shown on plan drawings.
6. Exterior walls – The exterior walls will be stucco and cedar, wood siding.
7. Chimney and flues – The chimney cap will be steel supports with a stone cap. The legs will be rusty metal. The ARC committee discussed the need for the chimney spark arrestors to be hidden by the chimney cap as much as possible.
8. Windows – The windows are wood clad and double pane casement. The manufacturer is Windsor Pinnacle. There will be 4-inch log trim around each window.
9. Doors and entryways – The exterior doors, also from Windsor Pinnacle, will be wood clad doors. Like the windows there be 4-inch log trim around the doors. The front door is shown on the drawings with a window in the door and with side windows. The Jones have not made a decision about the front door. Once a decision is made on the front door, then the Jones will let ARC know. There are patio doors.
10. Garage door – The garage doors are metal doors. The color was provided; a burgundy or dark red.
11. Exterior lighting – The garage area will have a covered entry on the side with can lights. The back patio will have lighting. The lights will be from the Warehouse Shade Collection, barn style. The Jones are aware of the Dark Sky's initiative.
12. Roof pitch – The roof pitches are shown on the drawings. The roof pitches conform to ARC standards; 6/12, 8/12, and 10/12.

Inspection of Staked Lot - The lot has been staked; one of the best staking that Terry Thomas has seen. Frontier Log Homes provided a code sheet for the staking. Terry had a question about the big ponderosa pine tree at the front of the lot. The tree will be trimmed up. The scrub oaks in front of driveway will be taken out for construction purposes. Terry Thomas asked if the ARC members have any questions about the staking which they all have reviewed. There were no questions.

1. Location of main structure – All corners were staked
2. Location of garage (If separate from main building)
3. Location of driveway and turn around
4. Location of parking
5. Tag all trees to be removed

6. Story poles and location monument in place, if applicable. - Story poles are not applicable to this project.

Payment of Applicable Initial Fee – The Jones provided two money orders for a total of \$2,000 for the nonrefundable, initial fee for a single family lot.

Terry Thomas asked ARC if there were any questions. There were no questions.

Erich made motion to approve the preliminary plan for the Jones' home on Lot 562, 32 Marten Court. Phyllis Ward seconded the motion. The motion was unanimously approved by ARC.

Terry Thomas signed Appendix 8.

C. Final Review

Appendix 9, Final Plan Review, of the ARC standards was reviewed. The Final Site Plan was reviewed.

The Jones will have rain gutters along the bottom of the roof. The Jones have not picked out the color or where they will be located. Once the Jones have selected the gutters they need to provide a new set of plans outlining the color and placement before they put them on the home.

The style of the Jones' home is a log home with mountain architecture.

There were no carryforwards from the preliminary plan review since it was complete.

1. For the color boards and color coordination approval - Frontier Log Homes had a color board at the meeting. The stone is a Cobble Stone style in a Natural color. The stucco siding color is oatmeal. The fascia, the 12-inch log truss, the vertical lap siding, the window and door trim, and the log wood siding will be cedar and stained the color of autumn brown. The windows and exterior doors will be bronze. No ARC members had any issues with the colors.

2. Materials approval (Roof, Siding, and Deck). The stucco is from La Habra. The stone is from Sunset Stone in a Cobble Stone style. All wood of the house will be cedar. The roof gauge is 22.

3. The final plans appear to be complete.

4. The building plans (same as county requirements) are complete and two copies were provided to ARC. The building plans are dated March 10, 2016, with a small change for the location of effluent/septic pump.

5. ARC received confirmation from the Fairway Pines Sanitary District verifying that the first quarter assessment was paid, that the tap fee has been paid. A \$3,825 connection fee will be due.
6. The landscape plans are complete. The date of the landscape plans is February 16, 2016.
7. Other site improvements (Retaining walls, Decks, Fountains, etc.) are noted.
8. The construction schedule received. The home will be built within 12 months. Frontier Log Homes want to break ground on April 27, 2016. ARC will check out the request and provide its decision. The finish work on the home is to be completed by September 1, 2016. The Jones want to be in the home by the fall.
9. The exterior lighting cut sheet was provided. The lighting is barn style from Warehouse Shade Collection.
10. Frontier Log Homes provided the color delineation of the structure.
11. The satellite dish will be located on the south side of the garage which is shown on the drawing.
12. The Jones provided a check for \$4,400, another check for \$4,500, and a money order for \$100 for a total of \$9,000 with a nonrefundable \$1,000 for the road impact fee, \$7,500 for a refundable conformance and \$500 for the refundable conformance deposit for the contractor. The refundable deposits will be returned if there are no issues.

Terry Thomas stated that if plans change, then the Jones need to contact the ARC chair for prior approval. The Jones should provide adequate lead time for ARC to have time to review the change and approve it.

Appendix 10 – Contractor’s Checklist – Construction Rules and Requirements needs to be completed. The construction schedule will be provided to the ARC construction inspector, Dan Choate. The issues that ARC has during construction are trash (keep it covered), mud on roadways, loud music, and no dogs. Wes Browning of Frontier Log Homes will provide the contractor’s checklist. Terry Thomas will try to set up a meeting with Dan Choate on the morning of Wednesday, April 6th at the lot with Wes Browning.

ARC will notify the Ouray County building department with an email and cc: to the Jones and Frontier Log Homes approving the building plans by ARC.

Erich Montgomery made a motion to approve the final plan with Appendix 9 completed for the Jones’ home to be built on Lot 562, 32 Marten Court. Lois Carr seconded the motion. The motion was unanimously passed by ARC.

Terry Thomas signed Appendix 9.

4. Review and ratify decisions made by ARC Chair since February meeting – TBD.

None.

5. Review status of active Projects:

- Blumke home, 22 Puma Lane, Lot 146 – The Blumke’s home is under construction, progressing well. Terry Thomas has been contacted about garbage blowing off of the site. Terry will need to take some action on it.
- American Classic Homes, 1886 Marmot Drive, Lot 565 – The home has been through the final review process. The contractor has not provided a construction schedule so the Ouray County building department has not been notified yet of ARC approval.

6. Discuss ARC Standards for possible clarifications.

Terry Thomas stated that clarifications need to be made to the ARC standards. Some items that are not well defined are the main floor elevation which requires extensive surveying and the thickness of a concrete drive. Terry requested that the ARC members give some thought about changing the ARC standards and drawings.

Also, there was discussion about the fees assessed for the ARC process. No decisions were reached.

7. Other Business

Greg Doudt, of Dallas Creek Construction, has been hired by Barry Zane to build five spec homes for Barry Zane’s five lots. Thomas Sisler, of Dallas Creek Construction, also, attended. A spec home on Lot 229, 181 Woodchuck Place, will be the first one built. The architect is working on plans for the home which will probably be complete within the next two weeks. Greg Doudt stated that he attended the meeting to see if anything in the ARC standards has changed from the past. Greg Doudt intends to come to next month’s ARC meeting for Conceptual Review and will present some items required for the Preliminary and Final Reviews. Terry Thomas stated that Greg Doudt needs to provide building elevations. Barry Zane will need to prepare and sign Appendix 7, Initial Application, to allow Greg Doudt to represent Barry. All plans need to be provided by pdf 10 working days before the meeting. A special ARC meeting is, also, an option with two weeks’ notice for a fee of \$150.

The general concept of the home is that it will be a single-story home with a walkout basement and with a deck facing the Plunge. The home will have a 3-car garage. There has to be 20% stone. The driveway may come down the perimeter of the lot; close to the building line. The trees will dictate where the driveway is located. The setbacks on the sides are 15 feet. The lot has a drainage easement. Landscape plans, the septic system with the location of the leach field, drawings with existing contours and final contours were discussed.

Terry Thomas has been contacted by the owners of Lot 256 at Marmot Drive and Antler Place across from the McKnight's about building a home. They may come to the May ARC meeting with conceptual plans.

Tony Girard has purchased Lot 440, TBD South Badger Trail. Tony Girard has contacted ARC about a possible Conceptual Review at the May ARC meeting.

After serving as a member of ARC for four years, Lois Carr is resigning her position as an ARC Member during the meeting. Her resignation was accepted. Terry Thomas thanked Lois Carr for her service.

Terry made a motion to adjourn the meeting, Phyllis Ward seconded the motion. The meeting adjourned at 12:50 PM.

8. Next Scheduled Meeting – Monday, May 9, Thomas' Home, 49 Badger Trail South at 9:30 AM.

Respectfully submitted,

Mary Ann Guilinger
Recording Secretary
April 6, 2016