

**Fairway Pines Estates Owners Association
Architectural Review Committee Monthly Meeting Minutes
Monday, August 12, 2019, at 2:00 PM (MDT)
22 Puma Lane, Ridgway, CO 81432**

Chris Blumke called the monthly meeting to order at 2:02 pm. ARC Members present were Chris Blumke, Frank Connolly, Erich Montgomery and Fritz Farnham; absent was Phyllis Ward; a quorum was present. Also present were Bob Del Rossi, a non-voting Board liaison, Members Mark & Roberta Fish, MaryGail Hammock, and Arte Miller and Carrie Briggs, Administrative Assistant FPEOA.

1. Review and approve the minutes for July 8, 2019 meeting.

The ARC reviewed the draft minutes from July 8, 2019. A Motion was made and seconded to approve the minutes from the July 8, 2019 meeting with the following revisions: Under “New Construction Projects-Saville” delete word “preliminary” in line 1 and under Kuzov, page 2, last sentence delete word “preliminary” and add word “conceptual”.

2. Existing Construction Projects:

- **American Classic Homes, 1878 Marmot Drive, Lot 565**
Nothing new to report.
- **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**
Collins has reported that construction is complete and have requested that the ARC complete a conformance site review for the refund of their deposit. ARC members will conduct a site visit to determine if everything has been completed and a refund is in order. There was discussion about the large stone pile on the property and whether that would be moved to the new building sites.

3. NEW Construction Projects:

- **Saville, Lot 108 TBD Marmot Drive**
Mike Saville was not present at the meeting; however he had requested that the ARC members conduct a site visit prior to the ARC meeting to review the trees that had been tagged for removal. Chris Blumke, Jim Couto and Fritz Farnham conducted a site visit. Chris reported that Mike has completed all the required forms and is in agreement with the amount of fees necessary to move forward. A motion was made and seconded to approve the removal of the trees that were painted blue by Mike Saville. The ARC Committee will prepare a letter to Mike authorizing the removal of the trees marked in blue paint. Chris Blumke stated that this consisted of only one small deformed Ponderosa and the rest were pinion or cedars.
- **Kuzov, Lot 528 TBD Marmot Drive**

Charles and Mistalyn Kuzov were not present. They are still in design stage and will hopefully be prepared for the September monthly meeting. There was a question about the location and design for the shop addition that the Kuzov’s mentioned at the July meeting.
- **Collins, Lots V612 & V613, S. Badger Drive**
Chris Blumke shared the new plans that Deb Collins provided for cluster units to be built on Lots V612 and V613. Lot V612 appeared to be in conformance with the standards; however Lot V613 appeared to have spacing issues between the units. The units appear to be similar in design to the

completed units on Lot V610. A question was asked about whether all six units would be built at the same time. The ARC will require a formal presentation by Collins to explain their plans.

- **Fish, Lot 121 TBD Marmot Court**

Mark and Roberta Fish appeared along with Brent Hughes of Majestic Peaks. The Fish's presented a conceptual set of plans that were similar in content as the ones presented the year before. The design will be a contemporary, single story home with approximately 2400 square feet. The house will be in gray tones with a black roof. There will be a raised septic field and the roof pitch will be 3/12. Mark will proceed in tagging the trees to be considered for removal. There are a great deal of Ponderosas that will need to be removed. The ARC will schedule a site visit once the trees are marked to review the request. The Fish's will be working with their builder on pricing shortly and hope to be ready to move forward with an update at the September ARC meeting. Chris Blumke advised them of the fees they would need to pay and the forms for them to complete prior to or at the September meeting.

- **Loeb, 173 White Tail Lane**

Eric Loeb was not present at the meeting, however he had submitted his plans, completed forms and fees in the amount of \$3500. The project consists of a 12x16 sunroom at the west end of the house. The design will consist of the same siding, windows and roof as the main house. Eric will be doing the construction himself and hopes to begin in the next few weeks. After review of the plans, a motion was made and seconded to approve the addition. All in favor. None opposed.

4. Other Active & New Projects.

- **Rudd, 43 Black Bear Way, Lot 507**

The remodel of the home is complete. Sundra Hines has submitted a letter requesting a site review for the purpose of obtaining a refund of their conformance deposit for the Rudds. A site review was scheduled for August 13th.

- **Tarczewski, 237 Bear Cub Drive**

The Tarczewskis presented a courtesy notice to the ARC of their plans to repaint their home with the same/similar colors that the house is currently painted.

- **Miller, 115 Pika Lane**

Arte Miller appeared in person at the meeting to discuss the variance for the extension of his driveway to include a second exit with an additional 8 foot of pavement or cement to exit onto Pika Lane. Arte represented that he had obtained approval from the County of Ouray to complete the driveway extension after being told by the previous ARC Chair that he needed to contact the County. Chris relayed that her conversation with Jim Baxter, the previous ARC Chair was that he did not give Arte Miller verbal or written approval, rather he suggested that it might be a County issue. The purpose of the meeting was to determine if the variance request was a minor or major request. If it was minor, the ARC could vote to approve the variance. If it was major the Board of Directors would need to approve the variance. A motion was made to approve the variance. There was no second to the motion so the motion was unsuccessful. The next step would be for Mr. Miller to file an appeal to the Board.

- **Brooks, 142 S. Badger Drive**

Fence. The ARC has not received any fence plans from Brooks, nor did anyone attend to present any plans.

- **Winters, 557 Bear Cub Drive, Unit A**

Debris pile on road. It was reported that the debris pile that existed on the road from the Winters landscaping project had been removed. It does appear that there is some road damage from the

heavy equipment that was used on the landscaping project. The ARC/Board will be contacting the Winters to discuss costs for repairing the damage to the road.

5. New Business:

- **Farnham, 183 Puma Lane**

Fritz Farnham presented plans to put a 2x3 window into the second floor of his home to provide additional lighting and ventilation. The window would be the same as the other windows in the home, but would be painted brown. After review of the details, a motion to approve was made and seconded. All in favor, none opposed. Fritz Farnham did not vote.

- **Dubroff, 68 Bear Cub Drive**

Adam and Karen Dubroff did not appear in person; however they provided a courtesy notification drawing of the circular loop driveway they plan on their property. There was discussion about the nature of the circular loop and whether or not it would eliminate the parking spot at the end of the driveway. Bob Del Rossi offered to contact the Dubroffs directly to discuss their plans.

6. Other Business:

- **Multi Family Road Impact Fees –**

Still in discussion pending meetings with the Board of Directors. Bob Del Rossi stated that he was waiting to hear from Mark Hartman on the next steps.

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

Still in discussion pending meetings with the Board of Directors. Bob Del Rossi stated that he was waiting to hear from Mark Hartman on the next steps.

- **DENS-**

MaryGail Hammock attended the ARC meeting to discuss several issues involving the Dens units. Some of those concerns are enforcement of covenants, questions regarding who is in charge of enforcing those covenants and the overall maintenance of individual units (painting). Some of the problems are connected to owners leasing their units and not maintaining them as they should. Other problems are dealing with items being left outside in view of both the golf course and the street such as BBQ grills, wheel barrows, landscaping items, etc. Carrie Briggs will work with Bob Del Rossi on drafting letters to those owners. Frank Connolly stated that there is nothing in the covenants requiring someone to paint their home. There was discussion about the possibility of the DENS folding their HOA into Fairway Pines HOA. Bob Del Rossi stated that he would discuss this with the Board for their input. MaryGail asked the ARC if they would be allowed to install a sunshade to keep the sun and heat off the east side of their home. The ARC stated that it was not a problem and that a courtesy notification of the type/color of shade would be appreciated.

- **Rocks and Debris-**

There was discussion regarding many streets in need of attention. Namely: Red Fox (Winters), Antler (Watson), Cottontail (DRC) and Gopher (Bruin Waste). In addition to the problems on the aforementioned roads and those responsible for the damage, there is general maintenance that needs to be attended to on Marmot and other streets (Pot holes).

- **Weeds-**

Several volunteers began pulling and cutting weeds along the roads. There are still several more weeks left before the rest will be mowed along the ditches and then sprayed.

A Motion was made and seconded to adjourn at 4:58 PM. All in favor.

Respectfully submitted,

Carrie Briggs
FPEOA, Administrative Assistant