

Fairway Pines Estates Owners Association, Inc.
Architectural Review Committee
Monday, August 26, 2013 @ 10:00 AM (MDT)
642 Marmot Drive, Ridgway CO
Special Meeting Minutes

The meeting was called to order at 10:00 AM by Chairman Dick Kreutzen. Members present were Lois Carr, Bill McFarland, Erich Montgomery, Bill Stone, and Terry Thomas. Judi Adams was present as the Board liaison and Mary Ann Guilinger as recording secretary.

Minutes

Review and decide a variance request for the construction of a detached garage on lot 441, 338 Badger Trail South

Dick Kreutzen called the meeting to order. Dick has waved the special meeting fee of \$150 because of confusion about the request not being on the agenda for the last meeting on August 5th.

Dick Kreutzen stated that he sent emails about the variance to the adjacent lot owners. As of the date of the meeting, he did not receive a response from 2 lot owners and sent a letter snail mail. He still has not received a response from those 2 lot owners. All other lot owners had no concerns.

Bill Stone questioned whether a request for variance was to be at a regular meeting. Dick said that they had this special meeting to accommodate the homeowner and the adjacent lot owners had been notified about the meeting.

When the covenants and ARC standards are updated one big issue will be about garages, attached garages, detached garage, and that the buildings match the house. The new ARC standards will be very clear on these issues.

Dick considers the variance request a minor variance. A minor variance does not require notice of adjacent lot owners but he did it as a courtesy to the lot owners.

Bill does not have issue about this detached garage but is concerned about the greater issues – covenants, ARC standards, and precedents related to attached garages and detached garages. Terry Thomas stated that ARC should clearly state that when this variance is approved it does not set a precedent. Dick stated that when ARC addresses the next revision of standards and covenants that detached buildings will be up for a big discussion.

Dick went through the drawings submitted. The homeowner has not staked out the plans yet. According to the subdivision map, there are 4 lots across the street. Dick stated that the detached garage will be 3 feet from the corner of the house. Dick has figured that the total footprint of all structures is 12 % of the lot which is under the maximum allowed of 15 %. Lois Carr asked about extra parking since parking spaces are being taken up by the detached garage. The

homeowner will still need extra, exterior parking spaces so that will be a condition for approval. The detached garage on the east elevation, towards the golf course, is shaded with many trees.

Bill Stone, as an adjacent homeowner, questioned whether the 3 trees to the north will be removed. According to the plans only one tree, a ponderosa pine will be removed. If more than 1 tree is removed, then screening vegetation will need to be added to the north side of the garage. This requirement will be stipulated in the approval.

The motion for approval for the variance request is that the detached garage plans on lot 441, 338 Badger Trail South, as submitted, are approved, as a minor variance, subject to the following:

1. assurance that the exterior garage materials: stucco color, stone, roof tile, trim, doors, and lighting, all match the house;
2. if more than 1 ponderosa pine tree, as shown on plans needs to be removed new vegetation will be included on the north side of the garage, subject to a landscape plan that needs to be approved by ARC;
3. assurance there will be 3 exterior, paved, parking spaces as required by ARC standards – Section XIII, Paragraph 6;
4. payment of a \$300 remodel fee;
5. signed copies of Appendix 7, “Initial Application (Amended February 4, 2013)” and Appendix 10, “Contractor’s Checklist -- Construction Rules and Requirements”; and
6. this variance does not establish a precedent regarding suitability of detached structures.

Terry Thomas made a motion to approve. Erich Montgomery seconded the motion. The motion was passed by ARC unanimously.

The next meeting scheduled for September 9th at 10 AM will be changed to September 17th at 9:30 AM at Dick Kreutzen’s home at 642 Marmot Drive. Included on the agenda will be a review of the preliminary and final plans for the Wards building a home on Lot 240, 84 Gopher Court.

Respectfully submitted

Mary Ann Guilinger
Recording Secretary
August 26, 2013