

Fairway Pines Estates Owners Association, Inc.
Architectural Review Committee
Monday, August 5, 2013 @ 9:30 AM (MDT)
Divide Ranch & Club Tower
Minutes

The meeting was called to order at 9:30 AM by Chairman Dick Kreutzen. Members present were Lois Carr, Bill McFarland, Erich Montgomery (on the phone), Bill Stone, and Terry Thomas. Judi Adams was present as the Board liaison. Tamora Thomas and Mary Ann Guilinger, recording secretaries, were present.

Minutes

Bill Stone moved to approve the amended minutes for the July 17, 2013, ARC meeting. Lois Carr seconded the motion and the minutes were approved.

Committee Secretary

Tamora Thomas is retiring as the committee secretary. Mary Ann Guilinger is taking over her position.

Committee Members

Bill McFarland will stay on ARC until after next month. He wants to be involved with the review of ARC standards. Terry Thomas wants to serve on ARC. The Board will vote on his approval this afternoon. According to the by-laws, the requirement is to have at least three ARC members; ARC will have six members.

Review of Outstanding or Active Applications

- Lot 130, 728 Marmot Drive – The sump pump from the basement is draining into green at Hole 6. The owner will reroute the water to drain onto the east side of the house. The owners will receive a partial refund; the last partial refund given since the ARC standards have been changed.
- Lot 425, 287 Badger Trail South – The building of the new home will be completed in October within the 12-month requirement. The owners made one recent change to the roof. Instead of using rusted metal they are using composite shingles with a 50 year warranty or better.

- Lot 344, 132 Bear Cub Drive – Scott Thornburn is waiting until the housing market gets better to build the home on this lot. Dick Kreutzen brought up the fact that the suggestion in the ARC standards is that once ARC gives the final approval that construction should begin within 90 days. ARC needs to give Scott a deadline to start construction. Dick will talk to Scott.
- Lot 526, Marmot Drive – David and Karen Hildebrandt have received conceptual approval for preliminary plans to build a Lindal Cedar home. Due to health issues in the family, their building plans have been put on hold. They have not paid a deposit.
- Lot 531, 1465 Marmot Drive – The roof over the kitchen faces south and because of hard freezes the past winters the roof has cracked. The Conti's replaced the kitchen window with a bay window and put in copper in valley; sections on the sides of the window; 6 feet on one side and 4 to 5 feet on other side. The Conti's have completed the project. ARC gave them a quick approval. The copper will patina over time.
- Lot 240, 84 Gopher Court– The Wards' conceptual review has been approved. ARC is waiting for the preliminary plans.
- Lot 428, Badger Trail South – Bill McFarland called Raymond Messier to take down the real estate sign. Bill told Raymond where to find the requirements for selling a lot, and that the corners can be staked for prospective buyers.
- Lot 104, Old Eagle's Wings Facility – The clubhouse was given temporary approval for signs and the placement of the signs until end of year on a trial basis.

Status of Retained Architect

Doug Macfarlane, the architect hired by ARC, will review all 3 submitted designs: conceptual, preliminary, and final. Per ARC standards, the plans need to be submitted 10 days before ARC reviews them to give Doug time to review them. Doug will not do a redesign but a review to make sure that the plans follow the ARC standards. Doug will, also, help with the ARC standards revisions.

Thomas' Chimney Alteration

Lot 434, 49 Badger Trail South - Terry Thomas presented plans to replace the chimney cap. The plans comply with the building codes and have spark arresters. Chimney King is the manufacturer of the chimney cap. The process will be to take off the old stonework with a crane. The chimney cap will be corten steel which

will have a rusted metal patina and is a heavier gage material. It will match the house's present materials. Bill Stone moved to approve the application. Lois seconded the motion. Dick Kreutzen will send an email approving the plans. A deposit is not due since it's a minor project.

Krenz Garage Application

Lot 441, 338 Badger Trail South – The Krenz have submitted an application to build a detached garage with the dimensions of 22 feet by 30 feet for a total of 660 square feet. Dick Kreutzen stated that the square feet for the house, decks, and new garage are 3500 sq. ft., 900 sq. ft., plus the 660 sq. ft., respectively, for a total of 5,060 sq. ft. which is within 15 % of the lot size. The roof, rock, and windows will match existing house. Dick wanted to give the Krenz's conditional approval and have another meeting in 10 days. Bill Stone stated that the Krenz's may need to file a formal variance request. Bill stated that the Krenz's would have four garages. Article 5, Section 5.a. of the Covenants, Conditions, Restrictions and Easements (CCRE) states that an owner may construct 1 garage attached to or within 15 feet of residence. Article 5, Section 7 of the CCRE states that ARC can give approval for garage. Article 6, Section 6 of CCRE states that ARC based on authorization from the Board may approve variances. Dick will notify the neighbors around Lot 441 to give them the opportunity to comment; hold a hearing; and then ARC can make a decision. Whatever is granted will be considered in the revised ARC standards.

Review of ARC Standards

Bill McFarland recommended the following changes to the ARC Standards:

- Define "Cluster Lots" (Page 1);
- Include that the final plan can be approved at the same time as the preliminary plan if there are no changes from the preliminary to the final plan (Pages 10 and 11);
- If the utility or HOA uses an easement and vegetation is destroyed, the HOA will not replace vegetation (Page 18);
- How many garages? (Page 19) RV garages (Page 23);
- Move "No carports allowed" from Item 7 to Item 6 (Page 19);
- Define screening; especially for garages; how do you want items screened? (Page 19);

- Fences – chain-link fences not allowed; do we want wood fences?; possibly define height of fences acceptable to ARC (Page 26);
- Construction site slash piles – need timeline for removing (Page 28); longer time for clean up days;
- We need a definition for the Liberty Belle Village, the core area, the non-core area, and V-lots. It appears from Appendix 13 that the Liberty Belle lots have a separate set of ARC standards as reflected in the following examples: Special Design Requirements, Parking, and Building Design. We may have to have 3 sets of ARC standards – V lots, single family homes, and multi-family lots. The developer will have to have input and also, Doug Macfarlane. (Appendix 13, Pages 53 through 57)

Budget for ARC

Dick is going to review the budget for ARC. The Board Chair has developed internal controls for Middleton Accounting around deposits for building fees.

Adjournment

Bill McFarland made a motion to adjourn. Bill Stone seconded the motion. The meeting adjourned at 11:15 AM. The next meeting will be Monday, September 9, 2013, @ 9:30 AM.

Respectfully submitted

Mary Ann Guilinger
Recording Secretary
August 16, 2013