

**Fairway Pines Estates Owners Association
Architectural Review Committee
Monthly Meeting
Tuesday, December 6, 2016 @ 9:30 AM (MST)
49 South Badger Trail
Ridgway, CO 81432
Minutes**

The monthly meeting was called to order at 9:30 AM by Chairman Terry Thomas. Members present were Erich Montgomery and Phyllis Ward. Anise Herod and Deb Yoder were excused. Board liaison, Mike Forstner, was present. Mary Ann Guilinger, recording secretary, was present.

1. Review and approve the minutes for November 14, 2016, emailed by Mary Ann to committee members on November 22, 2016.

Terry Thomas asked if there were any questions about the November 14, 2016, ARC meeting minutes. Terry Thomas made a few adjustments. ARC had no comments. Erich Montgomery made a motion to accept the November 14, 2016, ARC meeting minutes. Phyllis Ward seconded the motion. ARC unanimously approved the motion.

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. Review and ratify decisions made by ARC Chair/Alternate since last meeting.

There were no decisions that required review and approval.

4. Review status of active Projects:

- American Classic Homes' spec home, 1878 Marmot Drive, Lot 565 – House framing in progress. Work continues on roof trusses, framing, sheathing, and roof deck. House construction has not progressed much in the last month.

- Jones home, 32 Marten Court, Lot 562 – House appears to be complete or nearly so. Fairway Pines Sanitation District fees are outstanding. Terry Thomas will send email to Jones advising them of that.
- Barry Zane’s spec house, 181 Woodchuck Place, Lot 229 – House exterior work in progress and stucco may be complete. Exterior doors and windows installed. Rock work has not started.
- Collins’ home, 38 Antler Place, Lot 256 – House is weathered in and house wrap appears complete. Eaves and soffit installation in progress. Front door and porch not started.
- Del Rossi Room Addition to existing home, 145 South Badger Trail, Lot 432 – Room addition is built-out with siding. Roof complete and porch installed. Interior work in progress.
- Three Quails, LLC spec home, 284 South Badger Trail, Lot 440 – House foundation walls are installed. Concrete foundation and concrete floors installed. Construction work appears to be minimal during past month.
- Saville home, 112 South Badger Trail, Lot 436 – House is framed and sheathed. Windows are installed. Construction office trailer has been removed. Interior rough-in work in progress.
- Christensen room addition to existing home, 412 South Badger Trail Lot 443. Construction continues with interior work.

5. Review and consider proposed revisions, additions, and deletions to ARC Standards and Section 11, Policy and Procedures Regarding the Granting of Variances.

Terry Thomas passed out a version of the ARC Standards dated December 2016, Version 1. Terry reviewed the following changes and additions to the ARC standards.

Page 13, Section VI, Variances from These Standards and Covenants – A Request for Variance form does not exist in the ARC standards and the form is referenced as being located in the ARC standards in Section 11, Policy and Procedures Regarding the Granting of Variances. In the title for Section VI, the reference to the Covenants will

be removed because a variance to the covenants would be rare. The procedures for a Variance to Covenants is covered in the Covenants, Conditions, Restrictions & Easements and does not need to be addressed in ARC standards.

Terry Thomas drafted a Request for Variance form which would become part of Section VI. Terry Thomas passed out the form. Erich Montgomery suggested that to Note 4 of the instructions for the Variance Form be added as examples for supporting documents material samples and color board type information.

Terry Thomas passed out a draft appendix for the ARC standards, Resolution for Final Plan Review Approval for House Construction. The Resolution for Final Plan Approval is referenced in ARC standards, but a form does not exist. Past practice has been to issue Resolutions in various formats. The proposed new Appendix-type form would provide a common platform and process for the Resolution for Final Plan Approval. Included in the new process would be a requirement for the Owner to acknowledge and accept the ARC Resolution before ARC notifies Ouray County that the plans have approved by FPEOA.

Page 8 – Under the Preliminary Plan Review, Section 2.a. Site Plan, Terry Thomas has added language about showing on the Site Plan the existing surface drainage and the proposed drainage.

Page 9 – Under the Final Plan Review, Terry Thomas added more specifics about the drawings to eliminate the practice of referring to the ARC standards on the drawings. He has added that landscape plans and structural drawings need to be included. More specific information in standards is proposed for requirements to show on the drawings the location and details for the address monument, apron details, detailed design of aprons, culverts, etc. Terry Thomas added a new section in the Final Plan Review for a finalization review of the Site Plan. Currently the Site Plan is only included in the Preliminary Plan Review and this is not working well. Terry Thomas has included that survey monuments should be set out on the site for elevation control and building floor elevations shall be shown on plans.

Page 10 – Section c., Building Plans – Terry Thomas added more specific language for elevation Color Rendering required for the Final Plan Review. The color renderings need to be accurate to allow the ARC to properly assess the proposed house. The color renderings have to be supported by a color board which clearly shows exterior materials and colors. The owner can provide a notebook, but a color board will be required.

Page 34 – Section XVI, Miscellaneous, under Section 2. Real Estate Signage, Terry Thomas added a section about Houses in construction which would allow a real estate flyer box to be posted to a house under construction. Conditions are detailed in the proposed text changes. Covenants for real estate signs for For-Sale Houses will need to be assessed.

Meeting time did not allow a review of all proposed changes to ARC standards. Terry Thomas will email proposed ARC standards and new forms to ARC members for review. ARC members can call or email Terry about the changes or other suggestions for changes. The draft ARC standards will be reviewed at the January meeting. Once the ARC standards are completed and approved, then Covenants' Committee will review and approve them. The Board will give the final approval.

6. Other Business

Dudley Shaw resigned from ARC prior to the meeting. Terry Thomas has accepted his resignation which is effective immediately.

The meeting adjourned at 10:40 AM with a motion by Phyllis Ward and seconded by Erich Montgomery. ARC approved the motion unanimously.

7. Next Scheduled Meeting – Monday, January 9th, at 9:30 AM at Thomas's home, 49 South Badger Trail.

Respectfully submitted,

Mary Ann Guilinger
Recording Secretary
December 10, 2016