

**Fairway Pines Estates Owners Association
Architectural Review Committee
Monthly Meeting
Monday, February 1, 2016 @ 9:40 AM (MST)
49 Badger Trail South
Ridgway, CO 81432
Minutes**

The monthly meeting was called to order at 9:40 AM by acting Chairman Terry Thomas. Members present were Mike Forstner, Erich Montgomery and Phyllis Ward. Lois Carr, Dick Kreutzen, and Bill Stone, alternate, were excused. Board liaison, Ann Blakely, was present. Matt Wagner and Carl Woerner, Frontier Log Homes, were present for Item 2. below. Barry Zane was a visitor. Mary Ann Guilinger, recording secretary, was present.

- 1. 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.**

Barry Zane, an Association member, is participating to see what ARC is about. Terry Thomas suggested that Barry attend the ARC meeting at the winter member meeting. Terry Thomas welcomed Barry and told him that ARC is a very interesting committee to serve on.

- 2. Conceptual Review, Jones Home, Lot 562, Marmot Drive & Marten Court (32 Marten Court).**

Frontier Log Homes is representing Richard and Cindy Jones, proposing to build a home at Marmot Drive and Marten Court on Lot 562. This meeting is to review the conceptual plans as outlined at Appendix 7: Initial Application, of the ARC standards. The Jones have submitted a signed copy of Appendix 7. All the items on Appendix 7 have been completed.

Terry Thomas complimented Frontier Log Homes about the thoroughly completed set of plans.

The Jones have paid their 2016 HOA dues and 2016 golf fees. The 2016 first quarter sanitation dues are due on January 31st, so ARC is not sure if the sanitation dues are paid yet. The tap fee has been paid but a \$3,825 connection fee will be due.

Terry Thomas stated that ARC is interested in the exterior of the home. ARC reviews if the setbacks follow the ARC standards and that not too many trees, especially

ponderosa trees, are removed. As a part of the conceptual plan, Frontier Log Homes provided four perspectives of the home. The ARC standards require a calculation of the stone content which is required to be over 20 % of the area covered. The Jones' home follows the ARC standards related to a mountain style home.

Carl Woerner stated that they will probably have to stake the home in the snow because they want to do the preliminary and final reviews at the next ARC meeting. Carl asked about fire mitigation. Trees may have to be removed that are too close to the home. Terry Thomas stated that the Association does not like to lose big ponderosas and wants to save as many as possible. There are some ponderosas on the lot, and they may need to adjust the site of the home.

Terry Thomas asked if the ARC members had any comments about the conceptual plans. There were no comments. Terry stated that the conceptual review is satisfied.

Terry Thomas stated that the address monument needs to be within the property line so it needs to be adjusted back from the road.

Carl Woerner and Matt Wagner have both read the ARC standards. Matt Wagner had a copy of the ARC standards at the meeting.

For the preliminary and final reviews, the checklists at Appendix 8, Preliminary Plan Review, and Appendix 9, Final Plan Review, should be completed. At the next meeting, the project manager for Frontier Log Homes will, also, attend. Carl Woerner may be the project manager.

The roofing material will probably be rusted, corrugated metal. Terry stated that ARC is concerned about reflective roofs. The roof can be rusted in place. Roofing material should be included in a color board or the actual material can be brought to the ARC meeting.

Elevations of the proposed project need to be outlined. The ARC standards have a maximum of 30 feet from the natural grade. Since the Jones' home is one-story, they will probably not have an issue with the elevation. The type of stone and color of the stone need to be provided in a color board or the actual material can be brought to the meeting. Any columns with dimensions need to be detailed. The wood siding will be cedar shiplap (if horizontal). The dormers may be vertical and the lower levels horizontal. The Jones will provide their input.

All color samples for the doors, garage doors, windows, metal cladding for the windows, wood siding, and trim will need to be provided at the meeting. If the color

samples are going to be provided on a color, story board, it would assist the ARC review process to have those submitted early to facilitate reviews. The cut sheets for exterior lights need to be provided. The brand for the windows and doors need to be provided. ARC requires samples of the wood siding and roofing material. ARC prefers the physical materials.

The preliminary and final plans need to be provided in pdf format via email 10 days before the meeting. The plans should include site plans and building plans.

ARC does not have problems with changes being made, changes invariably happen. ARC needs to know about changes before they are completed. ARC tries to make the process very easy to facilitate the project. It appears that the Jones have a good sense of what they want to do. The Jones are hoping to be finished with their home by January 1, 2017. Once the budget is set for construction, then Frontier Log Homes hopes to start construction early April.

The review of the preliminary and final plans will be set up for the next ARC meeting on Monday, March 7th at 9:30 AM.

Once the final plans are approved by ARC, ARC sends its approval to Ouray County.

Matt Wagner questioned how ARC verifies the 20 % stone calculation. The calculation should be the stone area divided by the wall area on the home.

Terry Thomas stated that Doug Macfarlane, the ARC-retained architect, will review the plans. Once construction starts, Dan Choate, an independent inspector hired by ARC, makes sure that the construction is in conformance with the plans and ARC construction rules and requirements.

Mike Forstner mentioned that the topographic map needs to be provided to show the drainage and contours. The lot is flat. The topographic map does not have to be sophisticated; it should show the driveway width, culverts, and driveway materials. Mesa Engineering, who Frontier Log Homes had already contacted about the lot, may be able to assist with the topographic map. The swale out to the road needs to be outlined. The lot needs to be staked and the trees that will be removed need to be marked. Whether a culvert is needed will be decided by Rich Williams in Road and Bridges for Ouray County.

Matt Wagner had a question about the Fairway Pines Sanitation District. The Jones will be required to have a septic tank, lines and a pump to go into the mainline for the

sanitation district. There will be no leach field. Terry Thomas will send contact information for the Fairway Pines Sanitation District to Carl and Matt.

Carl Woerner provided historical background on Frontier Log Homes. They have been in business since 1977. They have built 1,300 log homes with many homes in ski areas. They have built homes in Ouray County before. Their website is www.frontierloghomes.com.

Erich Montgomery made a motion to approve the conceptual plan. Phyllis Ward seconded the motion. The motion was unanimously passed by ARC.

3. Other business

The next scheduled meeting is for Monday, March 7th, at Dick Kreutzen's home, 642 Marmot Drive.

Phyllis Ward made a motion to adjourn the meeting. Mike Forstner seconded the motion. The meeting adjourned at 10:40 AM.

Respectfully submitted,

Mary Ann Guilinger
Recording Secretary
February 5, 2016