

Fairway Pines Estates Owners Association
Architectural Review Committee Monthly Meeting Minutes
Monday, February 4, 2019, at 3:30 PM (MDT)
180 Puma Lane, Ridgway, CO 81432

A Motion was made to call the monthly meeting to order at 3:34 pm by Chris Blumke and seconded by Jim Baxter. Members present were Jim Baxter, Phyllis Ward, Frank Connolly, Chris Blumke and Erich Montgomery; a quorum was present. Also present was Jim Couto, a non-voting Board liaison, Carrie Briggs, Administrative Assistant of FPEOA and Mary Ann and Dave Guilinger.

1. Review and approve the minutes for January 7, 2019 meeting.

The ARC reviewed the draft minutes from January 7, 2019. *A Motion was made by Frank Connolly and seconded by Erich Montgomery to approve the minutes from the January 7, 2019 meeting.*

2. New Construction Projects:

- **American Classic Homes, 1878 Marmot Drive, Lot 565**

Carrie Briggs has contacted the County Land Use Department regarding their requirement (or not) of a culvert being installed at 1878 Marmot and whether or not it has been signed off by the County if it was required. We are waiting to get a report back from Rich Williams of the County.

- **Three Quails Homes, 284 South Badger Trail, Lot 440**

A Courtesy letter was sent to the owner citing their failure to timely complete the construction of the home at 284 S. Badger Trail. The letter requested that the owner report to the ARC within 10 days to provide an updated construction schedule. The owner contacted Jim Baxter and provided the latest extension given to them from the County of Ouray. The extension was granted until January 20, 2020. After discussion it was decided that Chris Blumke would provide a letter to the owner agreeing to honor the extension given by the County of Ouray.

- **Collins, South Badger, Lot V610**

Unit A-Chris Blumke contacted Deb Collins regarding the gravel. Deb Collins confirmed that the driveway will be gravel. Chris Blumke will send Deb Collins a note reminding that they must have a paved apron between the road and the beginning of the gravel driveway, per ARC Standards.

Unit B-Construction on the 2nd unit is underway. To date fees have not been paid to the ARC for this unit.

Unit C-The foundation has commenced, however no fees have been paid, nor any plans submitted to the ARC for the 3rd unit.

Chris Blumke and Carrie Briggs will work together to provide the owners with a letter and fees submission form showing what they are required to provide to the ARC for Unit B & C. Carrie Briggs will also contact the Sanitation Board to confirm the payment of fees to the Sanitation District.

- **Lively, White Tail Lane, Lot 136**

Construction is moving along with a date of completion still being in April, 2019. Chris Blumke will contact the owners regarding the parking of the front end loader on the property across the street from theirs and that the machine must be moved onto their property.

3. Review Status of Active Projects.

- **Guilinger, 340 Bear Cub Drive, Proposed Fence**

Dave and Mary Ann Guilinger appeared in person to present the proposed drawings from England Fence for a fence to be installed in the spring sometime. After review and discussion, *a Motion was made by Chris Blumke and seconded by Phyllis Ward* to approve the plans as presented.

- **Hartman, South Badger, Fencing**

Chris Blumke wrote a letter to the Hartmans regarding the three suggestions to modify the fencing. The Hartmans are out of the country at the time so this issue will remain on the Agenda for the next monthly ARC meeting.

- **Rudd, 43 Black Bear Way, Lot 507, Status of Extension/Remodel**

In progress. Date of completion remains April 30, 2019.

- **Taylor, 380 South Badger Trail, Proposed Fence**

Chris Blumke spoke with the Taylors who have decided to go with a split rail fence. The fence is complete and the ARC committee has requested a sample of the mesh prior to it being installed on the fence. Chris Blumke will contact the Taylors again to relay this requirement.

4. Other Business:

- **Multi Family Road Impact Fees –**

After lengthy discussion regarding the clarification of a previous draft recommendation to the Board of Directors on road impact fees for units in a cluster lot,, *a motion was made by Chris Blumke and seconded by Phyllis Ward* that sets forth the following fee schedule for road impact fees on Cluster lots:

\$1,000.00 road impact fee shall be assessed per unit on a Cluster lot. Chris Blumke will revise her previous recommendation and send to the Board of Directors for their review. Discussion on road impact fees for Condominiums will be tabled for a later date.

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

Chris Blumke has drafted a bullet point ARC standards document that can be given to new residents by the Welcoming Committee which will make it easier for them to understand and comply with ARC Standards. It is separated into three sections -- What ARC is --- Remodel and Other Projects for existing homeowners -- and Points to Know for New Construction. After discussion with the other ARC members, Chris will fine tune the document and have it available to hand out at the Winter Members meeting on February 12, 2019 pending Board review and approval.

- **Courtesy Notification** - A recommendation was made that owners make an effort to notify their adjoining neighbors when planning large outdoor projects ie, fences, and extensive landscaping, etc. as a courtesy to get their neighbors input prior to the commencement of the project, if they choose.

Next Scheduled Meeting – The next meeting will be held on Monday, March 11th, 2019 at 3:30 PM at Jim Baxter’s home, 180 Puma Lane.

The meeting was adjourned at 5:08 with a *Motion by Chris Blumke; seconded by Frank Connolly. All in favor.*

Respectfully submitted,
Carrie Briggs
FPEOA, Administrative Assistant