

**Fairway Pines Estates Owners Association  
Architectural Review Committee  
Monthly Meeting  
Monday, January 4, 2016 @ 9:30 AM (MST)  
642 Marmot Drive  
Ridgway, CO 81432  
Minutes**

The monthly meeting was called to order at 9:30 AM by Chairman Dick Kreutzen. Members present were Erich Montgomery, Mike Forstner, Terry Thomas, and Phyllis Ward. Lois Carr and Bill Stone were excused. Board liaison, Pat Jennings, was present. Steve Scoville, contractor for the Blumke home, was present for Item 3. below. Mary Ann Guilinger, recording secretary, was present.

**1. Review and approve the minutes of the December 1, 2015, meeting, emailed to ARC members on December 5, 2015.**

Dick Kreutzen approved the amended December 1, 2015, ARC meeting minutes after requesting from ARC members any changes to the minutes; which they did not have.

**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. Final Review, Blumke Home, Lot 146, 811 Marmot Drive.**

Stone calculation: There is 625 square feet of stone along the lower level, corners, and chimney. The total square feet for the structure is 3,118 square feet. Therefore, the stone calculation is 20 %.

The rusty metal will be rusted after it is installed. Acid will be sprayed on it after it is installed and will rust overnight.

Whether a culvert under the driveway is needed will be determined by Richard Williams from Ouray County Road and Bridges. The culvert installation and address marker will be installed per ARC standards. Steve Scoville has two different drawings; one with a culvert and one without a culvert.

On the East Elevation drawing, it appears that the building height confirmation is calculated based on the top of floor. The ARC standards require that the height

calculation needs to be calculated from the top of the finished grade. In order to meet the height calculation based on the ARC standards, the main floor may have a height of 8 feet, ¼ inch instead of 8 feet, 1 1/8 inches.

On the corners the stone should be wrapped around both corners for 24 inches for appearance purposes. There is nothing specific in the ARC standards about a requirement for 24 inches but the Blumke's will abide by the 24 inches. The plans for downstairs are flexible but adding more stone is not a major change; wrapping the stone may require a different placement for the window at the exercise room. By wrapping the stone, it looks as if the stone is completing the structure.

Steve Scoville presented a color board to show the color coordination. The body of the building will be a cedar-tone, natural wood from Cedar Deck from their actual color wheel; one by twelve lap siding. The veneer stone is Eldorado stone. The deck will be Treks in a saddle color. Treks is 50 % wood and 50 % plastic. The deck rail and small posts will be black metal. The posts supporting the deck will be 8 by 8, as shown on the drawing. The posts will be placed by a big-foot system which is a pre-formed plastic footer with concrete possibly between the piers. The garage doors will be wood-covered with a brown tone; the same color as the windows; brown metal clad. The picture on the color board is the Shaw's chimney cap. The exterior lights are antique-looking. There may be some can lights that cannot be seen. The front door will be stained dark chocolate; there will be no other exterior wood doors. The rest of doors are patio doors with sliders or swinging doors. The color of the clad, dark chocolate, for the patio sliders and/or the swinging doors is the same as that for the windows because they are coming from the same manufacturer as the windows. Also, the manufacturer for the front door is the same as for the windows and other doors. The belly-band and trim will be the darker stain.

Steve Scoville provided the septic plan stamped by Ouray County; the cut sheet for the windows; the cut sheet for exterior lighting; and the construction schedule. The construction schedule details a start on Friday, January 8<sup>th</sup> and be finished in seven months. The ARC standards require that construction be completed in one year.

The Blumke's submitted a check for \$9,000 for:

- a nonrefundable \$1,000 for the road impact fee;
- a refundable \$7,500 conformance deposit for a single family lot; and
- a refundable \$500 conformance deposit for the contractor.

The site plan details the drainage from the home to flow toward the culvert. The lot is flat so during construction the elevation will be changed to get the drainage to work.

Steve will adjust final grades such that the drainage will not go near the golf course or to the north. The landscape plan is to reseed the land that is disturbed. No walkways are planned. There are no plans for planting other trees or planters. The Blumke's could come to ARC after the home is finished for additional landscaping. The only ponderosa tree to come out is a damaged ponderosa.

The satellite dish will be down low off the deck on the corner of home. ARC cannot require the placement of the satellite dish.

At the last ARC meeting discussing the preliminary plans, there was discussion about removing the steps to the north deck but there will be a second set at the north deck. There will only be one set of stairs off each deck. For the stairs up to the north deck, ARC suggests that the steps should have a turn toward the driveway for a better architectural placement.

Dick Kreutzen asked if there were any comments from the members. The final plans are complete.

The building plans submitted by Steve Scoville to Ouray County were dated December 17, 2015. ARC will send an email to Tamara Knutson, the Ouray County Building Official, to let her know that ARC has approved the final building plans and the county can issue the building permit. The county has changed the process for approving a certificate of occupancy (CO) at the end of construction. In the past, the county wanted ARC approval that the building was ready for a CO.

There will be two additional parking spaces for backing up and turning around.

The ARC approves the application for residential development of Lot 146, 811 Marmot Drive, subject to the following conditions. The Association will notify the Ouray County Building Department of ARC's approval based on building plans dated December 17, 2015.

1. Stone wrap-around on the northeast and northwest corners and relocation of first floor window on east elevation,
2. All exterior metal pre-rusted within one week of installation,
3. Use of 8 by 8 DF deck posts,
4. 30-foot height limit from finished grade,
5. Culvert, abutment, address marker, hard surface approach per ARC standards,
6. Return stairs on north deck, and

7. Contractor complete Appendix 10 (which Steve Scoville completed and signed at the meeting).

Construction will start about January 15, 2016, and is scheduled to be complete about September 1, 2016. Construction shall be completed within one-year following the start of construction. Prior ARC approval is required to extend the one-year construction period.

Any changes to the approved plans that may affect the exterior of the building require the prior approval of the ARC.

If blasting is required the property owner or representative shall request a permit contained in Appendix 11, Application for Blasting Permit.

Steve Scoville provided two hard-copies of the drawings. Dick Kreutzen will notify Dan Choate, ARC's construction inspector, about the approval.

Erich Montgomery made a motion to approve the final plan application for the building of the Blumke's home at Lot 146 based on the above conditions. Mike Forstner seconded the motion. The motion was passed unanimously by ARC.

Dick Kreutzen stated that he had email exchanges with Doug Macfarlane in reviewing the Blumke's plans. In Dick's opinion, Doug Macfarlane does not charge much for the reviews.

**4. Review and ratify decisions made by ARC Chair since last meeting:**

None.

**5. Status of revising ARC Standards clarifying the application of 30-foot height limit.**

Dick Kreutzen has not done anything related to this revision of the ARC standards especially Appendix 3, Height Restrictions. The same graphic used by Ouray County will be used in Appendix 3.

**6. Review status of active projects:**

- **Blumke Home – Lot 146, 811 Marmot Drive**

Please see Item 3. above.

**7. Other business**

Dick Kreutzen will be resigning from ARC after the July meeting. Dick requested that one of the ARC members need to fill the Chairman's position. Also, new ARC members need to volunteer and be appointed. The maximum amount of time that Dick has spent as ARC chairman is 5-6 hours per month. Dick wants to develop a resolution template for approving plans by ARC. Doug Macfarlane's assistance in reviewing the plans have been very helpful.

Dick Kreutzen is going to be a part of starting a road improvement district to pave County Road 1.

Terry Thomas made a motion to adjourn the meeting. Phyllis Ward seconded the motion. The meeting adjourned at 10:45 AM. The motion was passed unanimously by ARC.

The next scheduled meeting has not been set. The next meeting will be set when ARC needs to review new construction plans.

Respectfully submitted,

Mary Ann Guilinger  
Recording Secretary  
January 8, 2016