

**Fairway Pines Estates Owners Association  
Architectural Review Committee Monthly Meeting  
Monday, January 7, 2019, at 9:30 AM (MDT)  
180 Puma Lane, Ridgway, CO 81432  
Minutes**

*A Motion was made to call the monthly meeting to order at 9:56 am by Jim Baxter and seconded by Phyllis Ward. 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 and Carrie Briggs, Administrative Assistant of FPEOA.*

**1. Review and approve the minutes for December 3, 2018 meeting.**

The ARC reviewed the draft minutes from December 3, 2018. *A Motion was made by Chris Blumke and seconded by Erich Montgomery to approve the minutes from the December 3, 2018 meeting.*

**2. New Construction Projects:**

- **American Classic Homes, 1878 Marmot Drive, Lot 565**  
Because County Land Use regulations dictate culvert requirements, the ARC has no further follow up except for the design/materials aspect of the culvert. Carrie Briggs will contact the County to find out if a culvert was required to be installed and if it has been signed off by the County.
- **Three Quails Homes, 284 South Badger Trail, Lot 440**  
A report was given by Chris Blumke showing a summary of the Minutes from April 3, 2017 to November, 12, 2018. To date there has been no updated date of construction completion given to the ARC by Three Quails. There was discussion about fines being levied to the owner for failure to complete construction according to previous completion schedules and extensions.
- **Collins, South Badger, Lot V610**  
There was a review of the plans submitted for Lot V610 Unit B. Driveway materials were not included in the plans for either Unit A or B. Chris Blumke will contact Deb Collins to discuss driveway specifics.
- **Lively, White Tail Lane, Lot 136**  
Date of completion has been extended to April 1, 2019.

**3. Review Status of Active Projects.**

- **Hartman, South Badger, Fencing**  
An email will be sent by Chris Blumke to the Hartmans' regarding the three suggestions to modify the fencing.
  1. Landscaping around the posts with trees (Aspens, shrubs, pines, etc.) to eventually hide the view of the tall posts.
  2. Remove the wood posts and replace with the green metal posts.
  3. Do a partial rock/stone design around the posts about half way up the posts.
- **Rudd, 43 Black Bear Way, Lot 507, Status of Extension/Remodel**  
In progress. Date of completion is April 30, 2019.
- **Taylor, 380 South Badger Trail, Proposed Fence**  
Committee members discussed the mesh material options that they would like owners to use. It was suggested that the ARC come up with a few options of fencing materials to recommend to

owners to be used in the design of their fence. Jim Couto suggested a black mesh material that is sturdy, and not really visible to the eye past 20 feet. It works especially well with pets. Jim will submit a copy/sample for the ARC members to review.

Chris Blumke will contact the Taylors to get their input on what they would like to use with their split rail fence.

#### 4. Other Business:

- **Multi Family Road Impact Fees –**  
After discussion, *a motion was made by Chris Blumke and seconded by Erich Montgomery* that sets forth the following fee schedule for road impact fees on Cluster lots:  
\$1,000 road impact fee to be assessed per unit if the building of additional units happens at different times. If building commences on all units in a Cluster lot simultaneously, the fees shall be \$1,000 for the first unit and \$500 per additional unit.
- **ARC Standards in New Resident Welcome Packets –**  
Ongoing - Simple and concise 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.
- **Ongoing –**Email reminder email to all homeowners regarding the need for ARC approval prior to commencing exterior new home project/construction. Carrie Briggs to contact the Board regarding the status of this matter. A suggestion was made that this be included in a Newsletter format. Carrie Briggs will discuss this suggestion with the Board of Directors.
- **Form for Receipt of Fees for ARC projects –** Carrie Briggs presented the ARC members with a form designed by Bill McFarland for receipt of fees for new construction. The form is to be used by ARC upon approval of a project and payment of fees.
- **Sanitation Board Tap Fees –** Discuss adding a line item on ARC Fees Receipt form for Sanitation Fees with Bill McFarland.

**Next Scheduled Meeting –** The next meeting will be held on Monday, February 4<sup>th</sup>, 2019 at 3:30 PM at Jim Baxter's home, 180 Puma Lane.

The meeting was adjourned at 11:13 AM with a *motion by Erich Montgomery and seconded by Frank Connolly. All were in favor.*

Respectfully submitted,

Carrie Briggs  
FPEOA, Administrative Assistant