

**Fairway Pines Estates Owners Association
Architectural Review Committee Monthly Meeting Minutes
Monday, July 8, 2019, at 3:00 PM (MDT)
22 Puma Lane, Ridgway, CO 81432**

A Motion was made to call the monthly meeting to order at 3:07 pm. The Motion was seconded and approved. ARC Members present were Chris Blumke, Phyllis Ward, Frank Connolly, Erich Montgomery and Fritz Farnham; a quorum was present. Also present was Bob Del Rossi, a non-voting Board liaison, Members Mike Seville, Charles and Mistalyn Kuzov and Carrie Briggs, Administrative Assistant FPEOA.

1. Review and approve the minutes for May 6, 2019 meeting.

The ARC reviewed the draft minutes from May 6, 2019. A Motion was made and seconded to approve the minutes from the May 6, 2019 meeting.

2. New Construction Projects:

- **American Classic Homes, 1878 Marmot Drive, Lot 565**
Nothing new to report. The home appears to be complete.
- **Three Quails Homes, 284 South Badger Trail, Lot 440**
Ongoing. No new progress reported. Extension was granted until January 20, 2020.
- **Collins, South Badger, Lot V610**
Construction on both new units continues. There was discussion about the mud and rocks on the road from construction vehicles. ARC will continue to address the mud and road with the contractor as is needed.
- **Lively, White Tail Lane, Lot 136**
Construction is complete and the ARC deposit has been refunded to the Livelys. Take off agenda.
- **Saville, Lot 108 TBD Marmot Drive**
Mike Saville appeared to present a conceptual plan for the Blue Sky Townhomes (4 units) he is planning on building in the near future. He has received approval for the plat amendment with the County (to bring the lot up to current County standards). The plat will be signed and recorded on July 23rd. Mike stated that the units will have a base structure with a square footage of approximately 1250 sq. feet with the option of adding on top additional bedrooms to make it a 2 or 3 bedroom unit. The ARC members suggested that the units be staggered instead of in a straight line. Mike agreed and stated that it was possible to move them around to accommodate that. The units will have all separate septic tanks and gravity fed leach fields. Mike will be filling out the initial Application to get things started and will bring more specific plans (materials, finishes, etc) to a future ARC meeting, as well as payment of associated fees.
- **Kuzov, Lot 528 TBD Marmot Drive**

Charles and Mistalyn Kuzov appeared in person to present plans to build a single residence on Lot 528 near the tee boxes of hole #8. They presented photos of the home they would like to build as well as the plat showing the placement of the home on the lot. Charles stated that he may move the home forward a little to avoid removing some large trees. The home is a contemporary style home with approximately 2500 sq. feet and a three car garage. Charles also mentioned he would like to add a shop in the future that would resemble the style and appearance of the home. The Kuzovs would like to start as soon as possible and will be submitting the required documentation and fees at the next ARC meeting. The ARC members agreed to the conceptual plans that were submitted.

3. Other Active & New Projects.

- **Hartman, South Badger, Fencing**

No new news to report. There has been no response to the letter sent by ARC to the Hartmans regarding recommendations. Because the fence was originally approved by the former ARC Chair without the approval of the other members, there is little recourse at this point by the ARC Committee. This matter will be removed from future agendas. Frank Connolly requested a copy of the email from Jim Baxter, former ARC Chair who gave the Hartman's approval on fencing.

- **Rudd, 43 Black Bear Way, Lot 507**

The remodel of the home is complete and England fence has begun construction on the fence that was approved at the May 6, 2019 meeting.

- **Saville, 12 S. Badger Trail,**

Fence is complete. Take off agenda.

4. **Other Business:**

- **Multi Family Road Impact Fees –**

There was discussion regarding the ARC's previous recommendation which was sent it to the Board of Directors for their review. The recommendation was \$1,000.00 road impact fee shall be assessed per unit on a Cluster lot. Bob Del Rossi stated that he would follow up on this recommendation with the Board and report back to ARC.

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

ARC members scheduled a meeting on Thursday, July 11, 2019 at 3:00 pm with Bob Del Rossi and possibly other Board representative (s) to workout bullet points for both the CC&R and ARC to hand to new owners at the time the Welcoming Committee visits with new owners. The bullet points will also be given to owners of homes that have renters. The owners will be responsible for informing the renters of the covenants and ARC standards.

- **ARC Membership –**

There was discussion about the number of ARC members that should be on the Committee. Since the language in various FPEOA governing documents is unclear regarding the number of voting members and alternates, Bob Del Rossi suggested that until the clarification issue is resolved, the ARC should consist of at least three (3) voting members. The ARC members agreed that the total number of ARC members should be five (5) with no less than three (3) voting on every matter. Chris Blumke stated that Jim Baxter is unable to participate at this time for personal reasons so he will be removed from the ARC at this time. If he would like to volunteer in the future the ARC will consider bringing him back on. The membership now consists of Chris Blumke, Chair, Phyllis Ward, Erich Montgomery, Frank Connolly and Fritz Farnham.

- **Rocks and Debris on Roadways-**

Frank Connolly, Fritz Farnham, and Chris Blumke will drive throughout the community and sweep rocks, pebbles, and debris in front of driveways and along roadways.

There was also discussion regarding the possible road damage done on Red Fox as a result of the landscaping project by the Winters on the corner of Red Fox and Bear Cub at the Dens townhomes. The issue was raised about common area ownership of the property being currently landscaped. Carrie will request a copy of the governing documents/plats from the new Dens Board President, Bobby Hammock.

- **Weeds-**

There was discussion regarding the noxious weeds in the neighborhood and spraying. Carrie Briggs relayed that weed spray was given to the Board and is currently stored in the barn at Divide Ranch. Bob Del Rossi will discuss this matter with Jim Couto, Road Committee Chair.

A Motion was made and seconded to adjourn at 4:47 PM. All in favor.

Respectfully submitted,

Carrie Briggs
FPEOA, Administrative Assistant