

**Fairway Pines Estates Owners Association
Architectural Review Committee
Monthly Meeting
Monday, July 11, 2016 @ 9:30 AM (MDT)
Outside of the Divide Clubhouse, 151 Divide Ranch Circle
Ridgway, CO 81432
Minutes**

The monthly meeting was called to order at 9:30 AM by Chairman Terry Thomas. Members present were Mike Forstner, Dudley Shaw, Phyllis Ward, and Deb Yoder. Anise Herod and Erich Montgomery were excused. Tony Girard was present for Item No. 4. Tara Del Rossi and Doug Mcfarlane were present for Item No. 5. Deborah and Randy Collins were present for Item No. 6. Mike Saville was present for Item No. 7. Board liaison, Pat Jennings, was present. Mary Ann Guilinger, recording secretary, was present.

1. Review and approve the minutes for June 6, 2016, emailed by Mary Ann to committee members on June 14, 2016, and June 18, 2016.

Terry Thomas asked if there were any questions about the June 6, 2016, ARC meeting minutes. No comments. Mike Forstner made a motion to accept the amended, June 6, 2016, ARC meeting minutes. Dudley Shaw seconded the motion. ARC unanimously approved the motion.

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. Review and ratify decisions made by ARC Chair/Alternate since last meeting.

1. Dudley and Lyn Shaw at Lot 138, 168 White Tail Lane, requested approval from ARC for vegetation clearing based on a fire mitigation review by the US Forest Service Project. Terry Thomas reviewed the vegetation clearing. Terry Thomas has discussed with Chris Carr, Board President, whether the ARC standards address vegetation clearing. Big items like vegetation clearing will be handled by the Board. Going forward ARC will handle requests to remove one or two trees and vegetation and tree removal related to new structures and new improvements. Pat confirmed that this is the Board's decision.
2. In an email dated June 29, 2016, Terry Thomas gave Tom Rudd at Lot 43, Black Bear Way, permission to remove two aspen trees located approximately three

feet from their house structure. The reason for the removal was the trees had grown such that they completely block the TV satellite dish and the satellite equipment was not working.

3. In an email dated June 29, 2016, Terry Thomas gave permission to Tim and Carolyn Jensen at Lot 444, 442 South Badger Trail, to paint their garage doors a darker brown to match the door trim and the side door, or a shade of brown near to the trim. The house is ten years old and they want to paint the garage doors a darker color to match the trim.
4. In an email dated June 30, 2016, Terry Thomas gave permission to Simon and Phyllis Ward at 84 Gopher Court, Lot 240, to remove two dead trees on their property. Photos of the trees were included as attachments to the e-mail. The request was timely as dead trees can be a source of disease and infestation, and it is good to remove them sooner rather than later. Their verbal request was made to Terry Thomas as ARC Chair and to Mike Forstner and Erich Montgomery. They approved it as a modification to their landscaping plan. Terry gave permission to remove the trees now.
5. Terry Thomas gave Tom Thomas at Lot 209, 912 Marmot Drive, permission to remove dead cedars on his lot.

Terry Thomas stated that he needed a motion to ratify the four decisions. Mike Forstner made a motion to ratify the four decisions mentioned above made by ARC since the last meeting. Phyllis Ward seconded the motion. The motion was unanimously approved by ARC.

4. Lot 440, TBD South Badger Trail, Three Quails, LLC, Owner, Preliminary Plan Review and Final Plan Review. Agenda Item Time: 9:45 AM

Tony Girard had attended the June 6, 2016, ARC meeting with the conceptual design plans for the spec home he is building which were approved at that meeting. The initial application was signed and approved. HOA dues and golf fees have been paid for Lot 440. A notice to adjacent lot owners was sent out for them to review the project and there were no comments. The owner of Lot 440 is Three Quails, LLC owned by Tony Girard.

Appendix 8, Preliminary Plan Review.

A. Site Plan Review

1. Property boundaries – The property boundaries are defined on the ground and defined on Drawing A1.1, Site Plan. ARC members have walked the lot and the corners are marked. Complete.

2. Building footprints – Building footprints are staked on the ground and has been reviewed by ARC members. No ARC members had any comments. Complete.
3. Building setbacks – The building setbacks are 25 feet from the road and the golf course and 15 feet from the side boundaries on Drawing A1.1, Site Plan. The boulder retaining wall on the south side needs to stay outside of the 15 feet setback. Complete.
4. Driveway – The width of the driveway will be the 13 feet minimum and the approach is from South Badger. The driveway is concrete. The driveway is staked on the ground. No ARC members had any questions. Complete.
5. 10 foot apron for concrete driveways – The 10 foot apron for will be 5 inches of concrete; the drawing was revised during the review because the 10 feet is shown in inches instead of feet. Complete.
6. Details of Driveway culvert and address marker – The location for the driveway culvert and the address marker are on Drawing A1.3, Site Plan. A natural boulder will have to be brought in for the address marker and will have 6-inch metal numbers. The address marker is located in the building line, not within the road right-of-way. The driveway culvert will be dry stacked stone, built up 4 feet. To maintain the driveway grade to 10 % or less, Tony Girard may have to change the location of the driveway. Based on ARC standards, the driveway grade cannot exceed 10 %. Complete.
7. Parking – There will be three external parking spaces, one with gravel and two with concrete. Complete.
8. Walk locations – There will be two walk locations; one to the front porch from the driveway and one from the rear of the garage to a mudroom door. The walkways will be approximately level and with no steps. ARC members did not have any questions. Complete.
9. Septic system location/copy of engineered drawings or sanitation district line and holding tank location – This item is pending. The Fairway Pines Sanitation District will have a meeting on July 14th about including Lot 440 in the Fairway Pines Sanitation District. They have to post a notice in the newspaper about including Lot 440 in the Fairway Pines Sanitation District and petition the courts on July 16th. Alan Abrahamson, the Treasurer of the Fairway Pines Sanitation District, is taking care of these items. Tony Girard will provide the documents from the Fairway Pines Sanitation District to Terry Thomas. ARC needs the location of the sewer lines and holding tank location to be shown on Site Plan drawings, and Tony Girard stated he is not providing this. Tony Girard stated that the Fairway Pines Sanitation District has its own standards. Tony Girard will forward all correspondence with Alan Abrahamson and Terry Thomas should have it when he gets home after the meeting. Pending.
10. Existing trees and trees proposed to be removed – All trees approved for removal were tagged. Complete.
11. Vegetation, landforms – The landscape plan at Drawing 1.2 shows the natural, boulder retaining walls; one for parking and one in the rear for a flat patio. There is a note on A1.2 which states that the area disturbed from construction will be reseeded and mulched in areas around the residence. Complete.

12. Other site improvements (retaining walls, decks, fountains, etc.) – Based on Drawing A1.2, there will be three retaining walls. Terry Thomas is having difficulty with the existing grade in the rear near the concrete patio. Terry Thomas asked how drainage is handled. Drawing A1.2 details a drainage swale lined with river rock; 6 to 8 inches deep to direct water away from the home, slope away from the house. Terry Thomas questioned the topo lines which show a five foot drop from the rear walkway and patio to existing grade. Tony Girard states grade will be level in the backyard but the drawing shows that the backyard slopes. Terry Thomas stated that it appears to be an incorrect topo grade. Tony Girard states that the level will be gradual because the patio will have views of the mountains. Tony Girard said the grade at rear of house will be level to slightly sloping down. Tony Girard wrote on the drawing, that the patio will be made level and 105' is an inaccurate line. There will be no retaining wall in the back. Complete.

13. Natural gas line and meter location shown – is shown on Drawing A1.1. Complete.

14. Topo/Drainage (existing and proposed) not more than two-foot (2') intervals – The existing topos are at Drawing A1.1. The proposed topos are at Drawing A1.2. Terry Thomas asked how Tony Girard is going to handle the grade break and natural topography. Tony Girard stated that the final grading will be done on site during construction and built to the site. He may have to come back to ARC to change the grading. The ARC standards require that a drawing be provided with the existing and proposed contours. Tony Girard stated that ARC is asking too much; asking more than what is in the ARC standards. Tony Girard stated that he is not required to give it to ARC. Terry Thomas stated that Tony Girard is at this point refusing to show how he is handling the grade break and not providing the documentation that is required. Doug Macfarlane stated that the grade break and contours appear that they will work out but Tony Girard has not put the grade break and contours on the on the drawings. On Drawing A1.3, the driveway at the culvert is at 100'. Based on the drawing, it appears that the driveway grade is greater than 10 %. The ARC standards require proposed contours. Tony Girard needs to show how he will handle the 10 % grade. The proposed topo/drainage is incomplete. The owner refuses to provide topo elevations. Incomplete.

Terry Thomas asked ARC if there were any questions about A, Site Plan Review. There were no questions.

B. Building Plans

1. Building elevations (4) – Drawing A3.1 details the west and south elevations with the rock, stucco, timbers, and architectural shingle roof. The notebook provides the color palette and provided materials for roof color, stucco color, soffit and fascia, front door, garage doors which will be metal doors. The single color elevation, architectural rendering drawing, does not accurately represent the colors of the house. The ARC disregarded this drawing and instead considered the color samples provided. Tony Girard stated that the stone will be the same as at the Ridgway Mountain Market stone; tight stacked. Terry Thomas asked ARC if there were any questions; no questions. Complete.

2. Roofing material proposed – The roofing material is high definition, architectural shingles. Terry Thomas asked ARC if there were any questions; no questions. Complete.

3. Building form, massing and architectural expression – OK. Complete.

4. Verification of stone percentage – The stone calculation is at 18 %. ARC standards require a minimum of 20%. Tony Girard has submitted a variance letter for a minor variance for Lot 440 to have lesser stone. Terry Thomas had circulated the request to the ARC members and the Board. The ARC has assessed this as a minor variance. There is extensive use on the east and north side elevations of boulder retaining walls. The owner is arguing that retaining walls consist of significant massing of boulders adding to the architectural expression of the home. Boulders are handling the grade break. Terry Thomas asked Dudley Shaw and Mike Forstner to review the variance and give ARC a recommendation. Dudley Shaw recommends the approval of the variance because the natural boulders add a visual impact of substantial rock on the house exterior. ARC can consider projects on an individual basis and the use of rock as an architectural feature. However, landscape rock is prohibited from being used in the stone calculation. The stone calculation only involves rock applied to the house. Rock applied to columns does not count towards the stone calculation. The denominator for the stone calculation is the gross exterior of the house. Terry Thomas asked ARC if there were any questions about the issue and what Tony Girard is asking for; no questions. Dudley Shaw made a motion for ARC to accept the minor variance with the justification for the variance being because of the massing of rock and boulders. Mike Forstner seconded the motion. No discussion by ARC was needed. The motion was unanimously passed by ARC. Tony Girard stated that the ARC standards need better definitions on the stone calculation. Complete.

5. Height of structure verified – Drawing shows maximum height of structure as 29'-4" less than the 30'-0" maximum in ARC standards. Terry Thomas requested that Tony Girard place a benchmark in the lot with elevation tied to lot drawing and elevations. Tony Girard indicated he would so at a corner pin. Complete

6. Exterior walls – will be stucco and stone; no siding. Minor variance on stone, see above. Complete.

7. Chimney and flues – The chimney will be stucco with an iron top chimney cap. Complete.
8. Windows – The windows are Jeldwen aluminum clad, wood windows. See sample in email dated June 25, 2016. Complete.
9. Doors and entryways – Wood front door; see sample in email dated June 25, 2016. Complete.
10. Garage door – The garage door will be metal and be the same color as the stucco. The garage door has windows in it. Complete.
11. Exterior lighting – will be all recessed cans, in front entry and rear porch; no wall mounted lights. Complete.
12. Roof pitch – The roof pitch is 7:12, as illustrated on the elevation drawings, A3.1 and A.3.2. Complete.

C. Inspection of Staked Lot

ARC has inspected the staked lot. The monument location is on Drawing A1.2. The building elevations, Drawings A3.1 and A3.2, have been provided. Tony Girard will place the benchmark in the property corner.

1. Location of main structure – marked on ground.
2. Location of garage (If separate from main building) – marked on ground.
3. Location of driveway and turn around – marked on ground.
4. Location of parking - marked on ground.
5. Tag all trees to be removed. – marked.
6. Location monument in place, if applicable – Owner states a property corner shall be used and elevation set to topo drawing.

Terry Thomas asked if there any questions related to C and there were none.

For the preliminary plan review the septic system details are pending and the grading plan. Tony Girard is reluctant to provide the grading plan because he does not agree that they are a requirement of the ARC standards.

Tony Girard paid \$2,000 for the initial application fee for a single family home.

Mike Forstner made a motion for ARC to approve the Preliminary Plans for the spec home to be built on Lot 440, TBD South Badger Trail, for Three Quails, LLC, with the following three conditions: 1) a minor variance for an 18 % stone percentage because of the massing of boulders for retaining walls; 2) grading as shown on driveway as per the drawings with final grading to be determined in the future which will comply with the ARC standards; and 3) submittal to ARC of a drawing showing the holding tank location and sewer line location and documents proving the Lot has joined the Fairway

Pines Sanitation District and paid the required fees. Phyllis Ward seconded the motion. ARC passed the motion unanimously.

Terry Thomas signed Appendix 8.

Appendix 9, Final Plan Review:

A. Checklist: Items carried forward from preliminary review.

1. No final grading plan; final grading apparently to be resolved during construction period;
2. Location requirements for holding tank, pump, and line not met; and
3. Minor variance for 18 % stone calculation approved.

B. Checklist: Final Plan Review

1. Color boards, color coordination approval. Complete.
 2. Materials approval (Roof, Siding, and Deck). Complete.
 3. Final plans complete – Complete.
 4. Building plans complete (same as county requirements) and two copies provided to ARC for committee use – structural drawings not submitted to ARC. Some information not provided such as final topo and location of sewer pipe and holding tank.
 5. Copy of county application for septic system permit. – Pending
 6. Landscape plans complete – Complete.
 7. Other site improvements (Retaining walls, Decks, Fountains, etc.) – Complete.
 8. Construction schedule: Start of construction, estimated completion. Tony Girard provided a copy of the construction schedule. Complete.
 9. Exterior lighting cut sheet picture – Not applicable because all external lights are recessed can type.
 10. Color delineation of structure (minimum two contiguous elevations) – Colors on elevation (front) not representative of proposed house. Refer to color samples for actual colors. Only one color rendering provided. Complete.
 11. Satellite dish location – shown on drawing. Complete.
 12. Payment of fees due at Final Plan Approval final fees paid by separate checks –: \$7,500 for the owner's conformance deposit; \$1,000 for the road impact fee; and \$500 for the contractor's conformance deposit; a total of \$9,000. Complete.
- Terry Thomas asked if there any questions related to B and there were none.

C. Summary

1. Preliminary plan approved – Complete.

2. Final plan approved – with the qualifications in the motion below. Complete.
3. Letter of approval to Ouray County – Email dated July 18, 2016. Complete.
4. Letter of approval to Owner – Email dated July 18, 2016. Complete.

Dudley Shaw made a motion to approve the Final Plans for the spec home to be built on Lot 440, TBD, South Badger Trail for Three Quails LLC with the same three stipulations as for the Preliminary Plans: 1) a minor variance for an 18 % stone percentage because of the massing of boulders for retaining walls; 2) grading as shown on driveway as per the drawings with final grading to be determined in the future which will comply with the ARC standards; and 3) submittal to ARC the Fairway Pines Sanitation District letter and drawing showing sewer line and holding tank location. Phyllis Ward seconded the motion. ARC approved the motion unanimously.

Appendix 10, the Contractor's Checklist was signed by Tony Girard as the owner and the contractor.

4. Lot 432, 145 South Badger Trail, Tara and Bob Del Rossi. Project – Room Addition (Studio) to home. Conceptual Plan Review, Preliminary Plan Review, and Final Plan Review. Agenda Item Time: 10:40 AM

Tara Del Rossi applied for a room addition, studio, for their home at Lot 432, 145 South Badger Trail to ARC on June 17, 2016 with conceptual plan documents. Terry Thomas gave the ARC the Del Rossi's notice by email on June 24th and June 28th. Notices to adjacent lot owners were sent but Terry Thomas has not received any feedback. The Del Rossi's have paid their HOA dues and golf fees. The project will involve taking out some trees.

Terry Thomas has prepared Appendix 8, Preliminary Plan Review, with items that are not applicable. If the ARC members, see an item that Terry Thomas has checked as not applicable, and they do not agree, then they need to advise ARC.

The project is well prepared and straight forward. Terry Thomas asked if the ARC members had any issues; no issues.

Tara Del Rossi paid the \$500 initial fee for a remodel.

Appendix 8, Preliminary Plan Review.

A. Site Plan Review

1. Property boundaries – Not applicable.

2. Building footprints – no issues. Complete.
3. Building setbacks – Not applicable.
4. Driveway – Not applicable.
5. 10 foot apron for gravel driveways – Not applicable.
6. Details of Driveway culvert and address marker – Not applicable.
7. Parking – Not applicable.
8. Walk locations – The walk locations are shown on the Site Plan. It will be loose laid flagstone. Terry Thomas asked if there any questions and there were none. Complete.
9. Septic system location/copy of engineered drawings or sanitary district line and holding tank location – Not applicable.
10. Existing trees and trees proposed to be removed – The trees to be removed are marked with flags on the lot. There are ponderosa pines in the building footprint but nothing excessive will be removed. Complete.
11. Vegetation, landforms – The disturbed areas by construction will be revegetated around the perimeter, fitting into the existing landscaping. Complete.
12. Other site improvements (retaining walls, decks, fountains, etc.) – There will be a deck which is shown on the Studio Addition Plan and the Elevation Plans. Complete.
13. Natural gas line and meter location shown – Not applicable.
14. Topo/Drainage (existing and proposed) not more than two-foot (2') intervals – Not applicable.

Terry Thomas asked if there any questions and there were none.

B. Building Plans

1. Building elevations (4) – There were three elevations; south, west, and east. The project is a build out of the present home. All colors will be matched to the existing home. The intent of the build out is to make it look like it was originally built when the home was first built. The sizes and shapes will be the same. The roof lines will be tied together. The arched window will be moved to the front. Complete notes are listed on the plans along with a list of the finishes. Complete.
2. Roofing material proposed – The roof material is rusty metal to match the present roof. Complete.
3. Building form, massing and architectural expression – is good. Complete.
4. Verification of stone percentage – Stone will be placed around the base. The stone matches the stone on the present house. There is a calculation of the stone percentage on the drawing and it is above 20 %. Complete.
5. Height of structure verified – Complete.
6. Exterior walls – Complete.
7. Chimney and flues – Not applicable.

8. Windows – The windows will match those in the present home; aluminum, wood clad, in bronze color. Complete.
9. Doors and entryways – Not applicable.
10. Garage door – Not applicable.
11. Exterior lighting – No exterior lighting is planned at this time but if the Del Rossi's want to add exterior lighting, then they can submit a proposal to ARC. Adding exterior lighting is a significant change and will require a decision by ARC. If exterior lighting is added, then ARC requires the cut sheets. Complete.
12. Roof pitch – Shown on drawings. Complete.

Terry Thomas asked if there were any questions and there were none.

C. Inspection of Staked Lot

1. Location of main structure – Completed.
2. Location of garage (If separate from main building) – Not applicable.
3. Location of driveway and turn around – Not applicable.
4. Location of parking - Not applicable.
5. Tag all trees to be removed – Completed.
6. Location monument in place, if applicable – Not applicable.

The site plans, drawings, and color board have been submitted.

Mike Forstner made a motion to approve the preliminary plan review by ARC for the room addition for the home at 145 South Badger Trail, Lot 432. Dudley Shaw seconded the motion. The motion was unanimously passed by ARC.

Appendix 9, Final Plan Review:

A. Checklist: Items carried forward from preliminary review.

None.

B. Checklist: Final Plan Review

1. Color boards, color coordination approval. Complete
2. Materials approval (Roof, Siding, and Deck). Complete
3. Final plans complete – Complete.
4. Building plans complete (same as county requirements) and two copies provided to ARC for committee use – dated June 23, 2016. Complete.
5. Copy of county application for septic system permit. – Not applicable.
6. Landscape plans complete – Complete.

7. Other site improvements (Retaining walls, Decks, Fountains, etc.) – A deck will be added. Complete.
8. Construction schedule: Start of construction, estimated completion. Items are on color board. Complete.
9. Exterior lighting cut sheet picture – Not applicable for now.
10. Color delineation of structure (minimum two contiguous elevations) – Complete.
11. Satellite dish location – Not applicable.
12. Payment of fees due at Final Plan Approval final fees paid by separate checks – Tara Del Rossi submitted a \$500 for the contractor's conformance deposit and a \$2,500 owner's performance deposit in two separate checks.

C. Summary

1. Preliminary plan approved – Complete.
2. Final plan approved – Complete.
3. Letter of approval to Ouray County – Email to Ouray County dated July 16, 2016
4. Letter of approval to Owner – Email to owners dated July 16, 2016.

Terry Thomas made a motion to approve the final plan reviewed by ARC for the room addition (studio) to the home on Lot 432, 145 South Badger Trail. Phyllis Ward seconded the motion. ARC approved the motion unanimously.

Jerry Gilliam will be the contractor. Tara Del Rossi signed Appendix 10 – Contractors checklist, under owner. Jerry Gilliam needs to contact Terry Thomas to review the checklist with him before he starts.

Terry Thomas will be sending Tara Del Rossi a resolution for final plan approval for the room addition with a list of the drawings and dates. He will add qualifications or variances if needed and that any changes must be approved by ARC. This resolution will become part of the ARC record, sent to owner to sign and send back to Terry Thomas.

5. Lot 256, 38 Antler Place, Deborah and Randy Collins, Owners, Final Review. Agenda Item Time: 10:40 AM

Deb and Randy Collins received approval for their preliminary plans of their new home to be built on Lot 256, 38 Antler Place at the June 6, 2016, ARC meeting, and paid the \$2,000 initial application fee via check. The Collins are current on their HOA and golf dues. The preliminary plans were, assessed as completed but there are some carryovers from that prior meeting to the final plans.

Appendix 9, Final Plan Review:

A. Checklist: Items carried forward from preliminary review.

The plans need to be changed for the driveway from concrete to gravel. There will be a 10-foot concrete apron from the driveway to the road. On the drawings, the driveway still won't be concrete even though it states that it will be concrete. The driveway will be gravel; 3 inch gravel with 6 inch road base. The plans were changed, initialed, and dated today. The gravel shall meet the ARC standards of $\frac{3}{4}$ inch stone over road base.

Driveway culvert is shown on the color board. The address marker is a boulder type. The retaining walls, decks and fountains are outlined on the landscape plan. Finish floor elevations are shown on Drawing #C101. Grade break at patio to existing grade shall be done via boulder wall. The garage finish floor elevation is 7,911'.

The walkway will be completed during construction with a flagstone patio which is shown on the landscape plan. The Lot will be revegetated with native grasses for the areas disturbed by construction.

The natural gas line is shown on the plot plan.

There are building elevations for the front, rear and sides.

The exterior shall be precast stone, reclaimed barn wood, rusty metal, and cedar shakes. The timbers will be 8-inch Douglas fir. Terry Thomas asked if there any questions and there were none.

The height of the home is well below the 30-foot maximum.

The stone percentage verification is 21.25 %.

There is no chimney.

Windows shall be metal clad, wood windows, Pella brand or equivalent.

The garage doors will be Raynor steel doors in brown with four clear windows at second panel from the top.

B. Checklist: Final Plan Review

1. Color boards, color coordination approval. There is an artist rendering of the house. The timber fascia and soffits are red cedar shake. The windows are aluminum clad. The roof material is Owens Corning, Oakridge. The plan is

approved for either of two roof colors shown on color board. There will be rusty metal accent on the bottom of house. The siding will be barn wood reclaimed, not stained. The stone is from Sunset Stone, 5” veneer with Vail Valley Ledge Stone. The stucco is from ParexUSA in a tumbleweed color. There will be three exterior, wall lights near the garage doors with frosted light. The garage doors are steel with a dark brown color. There will be some landscape lighting. The columns and timber frames will be 8” by 8”. Terry Thomas asked if there any questions about the color board and there were none. Complete.

2. Materials approval (Roof, Siding, and Deck). Complete.
3. Final plans complete – Complete.
4. Building plans complete (same as county requirements) and two copies provided to ARC for committee use. Final plans are numbered Issue No. 3 and the Collins will provide dates. Complete.
5. Copy of county application for septic system permit. – The Collins will get a permit from Ouray County. They submitted the septic system permit one week ago. The Collins have a preliminary permit, stamped by Ouray County. Pending.
6. Landscape plans complete – The entire landscape plan will be completed in the future, within 18 months after construction of the home with the front flowerbed and the rear patio appurtenances – hot tub, barbeque, and waterfall. The boulder wall for the grade break will be completed for the rear patio; the disturbed areas will be revegetated with topsoil, native plants and grasses. The landscape plan will be approved in the final plan review. Complete.
7. Other site improvements (Retaining walls, Decks, Fountains, etc.) – Complete.
8. Construction schedule: Start of construction, estimated completion. The construction schedules is on the color board. Complete.
9. Exterior lighting cut sheet picture – Complete.
10. Color delineation of structure (minimum two contiguous elevations) – Complete.
11. Satellite dish location – Not Applicable.
12. Payment of fees due at Final Plan Approval final fees paid by separate checks – \$7,500 for the conformance deposit; \$1,000 for the road impact fee; and \$500 for the contractor’s conformance deposit; a total of \$9,000. The Collins submitted their checks on July 15, 2016.

C. Summary

1. Preliminary plan approved – Complete.
2. Final plan approved – Complete.
3. Letter of approval to Ouray County – Email to Ouray County on July 18, 2016. Complete.
4. Letter of approval to Owner – Email dated July 16, 2016. Complete.

Randy Collins signed Appendix 10 – Contractor’s Checklist and so did Terry Thomas.

Terry Thomas made a motion for ARC to approve the Collin's Final Plan for building their home on Lot 256, 38 Antler Place, with the following conditions: the landscape plan will be completed within 18 months for the rear of the house with revegetation of disturbed soil by the end of construction; the Collins will submit the stamped county application for the septic system permit; the Collins will provide the complete building plans; and the Collins will pay the final fees of \$7,500 for the conformance deposit, \$1,000 for the road impact fee, and \$500 for the contractor's conformance deposit, for a total of \$9,000. Deb Yoder seconded the motion. ARC approved the motion unanimously.

6. Lot 436, TBD South Badger Trail, Mike Saville, Owner. Preliminary and Final Review. Agenda Item Time: 12:00 PM.

In the last ARC meeting on June 6, 2016, Mike Saville paid the \$2,000 initial application fee. Notices to adjacent lot owners were sent out, and Terry Thomas has not received any feedback. One neighbor came to the last meeting to meet Mike Saville. The Saville's are current on their HOA dues and golf fees.

Appendix 8, Preliminary Plan Review.

A. Site Plan Review

1. Property boundaries – The Topographic Survey – Site Plan shows the boundaries. Complete.
2. Building footprints – The Topographic Survey – Site Plan shows the building footprint. The house is fairly large but the house footprint is not more than 15 % of the lot area. The house, decks, and porch contribute to the building footprint. Driveways, garage, and parking aren't included in the building footprint. Complete.
3. Building setbacks – The Topographic Survey – Site Plan shows the setbacks, 25 feet to golf course and street, 15 feet side setbacks. Complete.
4. Driveway – Complete.
5. 10 foot apron for gravel driveways – Mike Saville stated that the Spec Book shows the 10 foot apron. The notes in the Spec Book repeat the ARC standards for concrete and rebar. The minimum width of the driveway is 13 feet. Complete.
6. Details of Driveway culvert and address marker – The driveway culvert will be dry stacked stone with the culvert size of a minimum of 15 inches. The address marker will be similar to the one at 518 Marmot Drive with 6-inch numbers. Complete.
7. Parking – The plans do not show a turnaround. The home will have a 3 car-garage and the one external parking space needed will be the driveway at the single car garage door, the third-car garage door. The external parking space is not shown on the

drawings. The external parking space will be 10 feet by 20 feet is located in the front of the single-car garage door. Complete.

8. Walk locations – There is a single, concrete walk location over the minimum width required by the ARC standards. Complete.

9. Septic system location/copy of engineered drawings– There will be a large leach field area. The leach field will be reestablished with native grasses. The septic system location/copy of engineered drawings is still pending. Mike Saville will get a backhoe out to the lot to ensure that he can get down to the depth that he needs for the septic system. ARC needs the stamped permit that Ouray County issues. Pending.

10. Existing trees and trees proposed to be removed – All the trees to be removed are marked on the site with only one tree and scrub oak. Complete.

11. Vegetation, landforms – Complete.

12. Other site improvements (retaining walls, decks, fountains, etc.) – The proposed deck is on the Topographic Survey – Site Plan. Complete.

13. Natural gas line and meter location shown – The line locations are shown. The house will use natural gas. Complete.

14. Topo/Drainage (existing and proposed) not more than two-foot (2') intervals – Except for house deck supported by 8" by 8" Douglas fir columns, grade breaks at the perimeter of the structure shall be addressed by soil build-up and 5% back slopes to meet existing natural grades. There will be no boulders or retaining walls.

The drainage is shown on the topo with a swale which slopes towards the golf course. In the front of house, grading will be used to move runoff away from the house. The swale will be on the side with the drainage swale into the easement. There will be gutters installed. Complete.

B. Building Plans

1. Building elevations (4) – Complete.

2. Roofing material proposed – The proposed roofing material is in the Spec Book with a manufacturer's brochure. The roofing material will be 50-year asphalt, Heritage premium, in natural timber color. Complete.

3. Building form, massing and architectural expression – The home is Craftsman style with board and batten siding and stone, no stucco. Terry Thomas asked ARC members if there were any questions and there were none. Complete.

4. Verification of stone percentage – The calculated stone percentage is 22 %. Complete.

5. Height of structure verified –The height of the house which is below the 30 feet to natural grade as required by the ARC standards. Complete.

6. Exterior walls – The siding will be cedar shake and board and batten. The stone column bases, where shown, will be the same stone as on the house and chimney. The pillars will be 8" by 8" posts without a wrap. The siding is board and batten. The

siding on the drawings shows to be 3” by 3” cedar batten over textured plywood. The ARC standards do not allow plywood. Mike Saville will not use plywood for the siding but cedar board and batten which typically has 12 inch centers. The note on the drawing needs definition and the plywood note needs to be removed. The trim on gable ends shall be 4” by 6” at a minimum. The manufacturer’s brochure for stone is located in the Spec Book. The stone is cultured; manufactured out of Castle Rock. Two different colors for the stone have been approved. Completed.

7. Chimney and flues – Complete.

8. Windows – Mike Saville requested a variance to ARC standards for the fixed and single hung and single sliding windows and sliding glass doors for this home. ARC standards require wood windows with metal cladding. The ARC assessed this request as a minor variance. Mike Saville presented his case for Jeldwen Premium, Series 4500 windows and doors. The windows shall be black color on exterior surfaces. Windows carry a lifetime warranty. The Saville’s state they feel this window represents lower maintenance cost. Mike Forstner made a motion to approve this minor variance. Phyllis Ward seconded the motion. The motion passed by a vote of 4 to 1. The minor variance is approved by ARC. Complete.

9. Doors and entryways –The front door will be wood. Complete.

10. Garage door – The manufacturer of the metal clad garage doors is Colplay. The color is a dark color, Ultra-Grain Classic Medium Finish material; insulated R-value of 9.0. There will be no windows in the garage doors. Complete.

11. Exterior lighting – is a down casting fixture, Beverly 1 Light Wall Lantern. The fixtures are Dark Skies compliant. Complete.

12. Roof pitch – There were no questions about the roof pitch. Complete.

The Saville’s still need to decide on the two stone colors and have approval from ARC for a minor variance for vinyl windows.

C. Inspection of Staked Lot

1. Location of main structure –
2. Location of garage (If separate from main building) –
3. Location of driveway and turn around – no turnaround
4. Location of parking -
5. Tag all trees to be removed.
6. Location monument in place, if applicable

On the lot, Mike Saville needs to establish a benchmark on the lot tied to the elevations on the drawings. The finished floor on the garage at 7,901’ is the same as shown on the drawings.

Terry Thomas made a motion that the Preliminary Plan Review has been successfully completed and approved by ARC for the Saville's building a home on Lot 436, TBD South Badger Trail, with the following conditions: the Saville's received approval from ARC for a minor variance to use Jeldwen, Series 4500, Premium windows; the Saville's have provided two stone options and will choose one later; the septic system location/copy of engineered drawings is pending; the exterior walls need to be better defined on the drawings with board and batten (no plywood on exterior); and the grading plan in the topo/drainage drawing needs updating. Phyllis Ward seconded the motion. The motion was unanimously approved.

Appendix 9, Final Plan Review:

A. Checklist: Items carried forward from preliminary review.

The septic system permit needs to be provided and the exterior walls finishing need to be tied down.

B. Checklist: Final Plan Review

1. Color boards, color coordination approval. – Terry Thomas asked the ARC members if they had any questions about the color board. The artist's rendition of the house shows fairly dark stain with black window trim. Siding samples need to be defined. Pending.
2. Materials approval (Roof, Siding, and Deck). Complete.
3. Final plans complete – Notes on the siding need to be updated and the stamped, septic system drawings need to be provided. Pending
4. Building plans complete (same as county requirements) and two copies provided to ARC for committee use – Mike Saville needs to provide dated revisions to the construction drawings and change the notes on the siding. Pending.
5. Copy of county application for septic system permit. – Pending.
6. Landscape plans complete –Joanna Saville prepared the landscape plan with the types of plants that she wants to put in. The Saville's will leave all trees with a flowerbed on the side walk next to the house. The area disturbed by construction will be revegetated with natural grasses and mulch. Aspens will be added. Terry Thomas asked the ARC members if they had any questions. There were none. Complete.
7. Other site improvements (Retaining walls, Decks, Fountains, etc.) – There are numerous decks. Trex will be the decking material. The deck posts will have a slate cap on the top. The deck will have 2-inch or 4-inch square, custom-made goat wire. Mike Saville needed to place a note on the drawing and initial and date. Complete.
8. Construction schedule: Start of construction, estimated completion. Complete.
9. Exterior lighting cut sheet picture – Complete.
10. Color delineation of structure (minimum two contiguous elevations) – Complete.

11. Satellite dish location – Not applicable.

12. Payment of fees due at Final Plan Approval final fees paid by separate checks – Mike Saville paid \$7,500 for the conformance deposit; \$1,000 for the road impact fee; and \$500 for the contractor's conformance deposit; a total of 9,000. Complete.

The final plans are complete with the exception of the exterior walls, the septic system design, and grading.

C. Summary

1. Preliminary plan approved –

2. Final plan approved – pending final submittal from owner.

3. Letter of approval to Ouray County –sent by email dated July 24, 2016, to Ouray County.

4. Letter of approval to Owner – sent in email dated July 22, 2016, and returned it on July 25, 2016.

Mike Saville is the contractor with his company, Buckhorn Building and Consulting, LLC.

Mike Forstner made a motion to approve the Final Plan for the home to be built on Lot 434, TBD South Badger Trail with the following conditions: the Saville's received approval from ARC for a minor variance to use Jeldwen, Series 4500, Premium windows; the septic system location/copy of engineered drawings is pending; owner may choose one of two stone options proposed for exterior masonry; the exterior walls need to be defined on the drawings with board and batten (no exterior plywood); and the grading plan in the topo/drainage drawing needs updating. Phyllis Ward seconded the motion. ARC approved the motion unanimously.

Terry Thomas will go over with Mike Saville Appendix 10 – Contractor's checklist. Mike Saville will make a copy of his Spec Book.

7. Review status of active Projects:

- Blumke home, 22 Puma Lane, Lot 146 – The Blumke's home is under construction, progressing well. No issues.
- American Classic Homes' spec home, 1878 Marmot Drive, Lot 565 – Foundation work is progressing. There are no port-a-potty on the site and no trash container on site. Tony Girard stated that there is no room for a trash container so he built one in the back of the lot. The port-a-potty will be delivered at the end of the week.

- Barry Zane's spec home, 181 Woodchuck Place, Lot 229 is under construction with excavation work being done.
- Jones home, 32 Marten Court, Lot 562 – The building of the home is progressing nicely. Construction site very clean.

8. Other Business

Terry Thomas passed out to the ARC members the committee charter. He requested that the ARC members read it. The charter details ARC's responsibilities and duties.

Suggested ARC standard changes are: prohibition by contractors for using neighbors' driveways for turning around; an example of a grading plan with the natural grading and final grading; and details about what landscaping is all about. ARC has received authorization from the Board to request that Doug Macfarlane beef-up the ARC standards with examples of grading plans and landscape plans along with specific language in the ARC standards. Adjusting the ARC standards should assist owners in providing complete and required information for ARC reviews.

Deb Yoder made a motion to adjourn the meeting, Phyllis Ward seconded the motion. The meeting adjourned at 1:55 PM.

9. Next Scheduled Meeting – Monday, August 1st, the Loghill Volunteer Fire Department, Station #2, 434 Ponderosa Drive at 9:30 AM.

Respectfully submitted,

Mary Ann Guilinger
Recording Secretary
July 21, 2016