

**Fairway Pines Estates Owners Association
Architectural Review Committee Monthly Meeting Minutes
Monday, November 11, 2019, at 4:00 PM (MDT)
22 Puma Lane, Ridgway, CO 81432**

Chris Blumke called the monthly meeting to order at 4:05 pm. ARC Members present were Chris Blumke, Phyllis Ward, and Erich Montgomery; a quorum was present. Also present were Jim Couto, a non-voting Board liaison Carrie Briggs, Administrative Assistant FPEOA and Mike Saville representing Blue Skyy Townhomes.

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

The ARC reviewed the draft minutes from October 7, 2019. A Motion was made and seconded to approve the minutes from the October 7, 2019 meeting.

2. Existing Construction Projects:

- **American Classic Homes, 1878 Marmot Drive, Lot 565**
Nothing new to report.
- **Three Quails Homes, 284 South Badger Trail, Lot 440**
Ongoing. No new progress reported. Jim Couto suggested that we send a letter to Tony Girard regarding the upcoming January 2020 deadline for his building permit extension. Jim will ask Marti Whitmore (FPHOA) attorney if she thinks this is appropriate. Chris Blumke will draft letter after she hears back from Jim Couto.

3. NEW Construction Projects:

- **Saville, Lot 108 TBD Marmot Drive**
Mike Saville appeared to get preliminary and final plat approval. Mike has a contract on Unit D of the 4 unit cluster development. The buyers have requested that the site for Unit D be moved a little more up the hill towards Marmot. It still falls within the lot lines of Lot 108. The unit will consist of approximately 1261 sq. ft on the first floor and a second bedroom and bathroom upstairs with an unfinished bonus room. A total of approximately 1600 sq. ft. (not including unfinished bonus room).
 - **Roofing.** Asphalt shingles in a brown tone. A request was made that there be more contrast in the roofing shingles instead of just a solid brown. Mike will discuss it with the buyers. The roof pitch will be 8/12 with the 3/12 overhang.
 - **Siding-stucco, rock & cedar siding/fascia.** Possible rust metal siding along the bottom in places. Mike confirmed that the rock would comply with the ARC standards.
 - **Septic.** There will be a septic system for each unit. Mike to supply the ARC with the septic permits from the County.
 - **Windows.** The windows that Mike Saville would like to install do not currently comply with ARC standards. It was suggested that he file for a variance with the ARC for their review in order to get approval.
 - **Garage Door.** The metal garage door will be insulated. It was not yet determined if it there would be windows in the garage or not.
 - **Landscaping/Driveway.** The driveway will be gravel with the concrete apron required by the ARC standards to the roadway. There will be 3 feet gravel around the house. The rest of the landscaping will be up to the buyer.
 - **Culvert.** There will be a dry stacked stone culvert pursuant to ARC standards.
 - **Fireplace.** The fireplace will be gas with no chimney. The vent will be vented off the side of the house.

- **Schedule.** Mike hopes to begin immediately as his contract with the buyers has a completion date of end of June 2020.
- **Fees.** Mike paid his fees in the amount of: \$500 Initial fee (non-refundable); \$3500 conformance & contractor (refundable); \$1000 road impact fee (non-refundable).

- **Kuzov, Lot 528 TBD Marmot Drive**

The Kuzov's are looking for an architect.

- **Collins, South Badger, Lot V612-V613**

Chris Blumke reported that she had not received the fees from Deb Harrison's accountant but that it was possible they were sent directly to Bill McFarland, Fairway Pines HOA, Treasurer. Chris will check with Bill.

Construction has begun on Lot V612. Foundation has been poured. ARC has not heard back from Deb Harrison regarding the County of Ouray lot line abatement issue.

- **Fish, Lot 121 TBD Marmot Court**

The Fish's have decided to postpone construction until spring. Take off agenda.

- **Loeb, 173 White Tail Lane**

Still ongoing. Foundation has been poured and fees have been paid.

4. Other Active & New Projects.

- **Allen- Roof Replacement, 240Marmot Drive**

In process.

- **Bailey-Deck Overhang- 200 Marmot Drive**

In process.

- **Collins, 38 Antler Place**

Randy Collins sent a courtesy notice regarding the plans to install solar panels to his home. The ARC would like to know the number and location of panels.

5. Other & New Business:

- **Multi Family Road Impact Fees –**

Nothing new to report. Still in process.

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

Nothing new to report. Still in process.

- **Couto, 2 Coyote Court,**

Jim Couto provided a courtesy notice that they would like to install gutters at the home on Coyote Court. They will be dark brown.

- **New ARC Member**

Chris Blumke made a suggestion to consider Eric Loeb as an additional ARC committee member. Eric is willing to join ARC subject to the Board's approval.

A Motion was made and seconded to adjourn at 3:09 PM. All in favor.

Respectfully submitted,

Carrie Briggs
FPEOA, Administrative Assistant