

**Fairway Pines Estates Owners Association  
Architectural Review Committee Monthly Meeting Minutes  
Monday, October 7, 2019, at 2:00 PM (MDT)  
22 Puma Lane, Ridgway, CO 81432**

Chris Blumke called the monthly meeting to order at 2:30 pm. ARC Members present were Chris Blumke, Phyllis Ward, and Erich Montgomery; a quorum was present. Also present were Bob Del Rossi, a non-voting Board liaison and Carrie Briggs, Administrative Assistant FPEOA and Tim Spangler.

**1. Review and approve the minutes for September 16, 2019 meeting.**

The ARC reviewed the draft minutes from September 16, 2019. A Motion was made and seconded to approve the minutes from the September 16, 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.

**3. NEW Construction Projects:**

- **Saville, Lot 108 TBD Marmot Drive**  
The paperwork has been completed. Fees still need to be paid. Mike Saville is still waiting on the County of Ouray to obtain building permits.
- **Kuzov, Lot 528 TBD Marmot Drive**  
The Kuzov's are looking for an architect. Chris Blumke provided them with 3 possible options.
- **Collins, South Badger, Lot V612-V613**  
Chris Blumke reported that she emailed the form for fees to Deb Harrison instructing her to send three checks:

\$1500-Initial Fee (non-refundable). 3 Lots x \$500 each.

\$9500-Conformance & Contractor (refundable). 3 Lots x \$3000 each, plus \$500 contractor fee.

\$1,000 Road Impact Fee (non-refundable). Chris explained to Deb Harrison that it was possible the Road Impact Fee could be increased pending the decision from the Board regarding assessing multi-family unit road impact fees.

All paperwork has been submitted and construction has begun. The County of Ouray has not yet ruled on the lot line abatement issue.

- **Fish, Lot 121 TBD Marmot Court**  
The Fish's have decided to postpone construction until Spring.
- **Loeb, 173 White Tail Lane**  
Ongoing.

**4. Other Active & New Projects.**

- **Spangler-Fence, 653 Marmot Drive**

Tim Spangler attended in person to show their proposed fence project. The fence will be installed by England Fence. It will be a 2-rail aluminum fence that is 5 feet tall with 2 gates and is dark rusty brown in color. A motion was made by Chris and seconded by Erich to approve the fence as proposed. All in favor.

- **Allen- Roof Replacement, 240 Marmot Drive**  
ARC approved roof material and project is underway.
- **Bailey-Deck Overhang- 200 Marmot Drive**  
ARC approved deck expansion material and project is underway.
- **Weeks/Hoke-New House Construction, 208 White Tail Lane**  
Shari Weeks and Tom Hoke met with Chris Blumke to present the type of home they would like to build on White Tail. The home is a mountain contemporary home. They have read the ARC covenants and they say the home will meet all the standards. As soon as they sell their property in Washington, they hope to begin the construction process.

#### 5. Other Business:

- **Multi Family Road Impact Fees –**  
Bob Del Rossi requested that Frank Connolly put something in writing explaining the ARC's position on their recommendation of impact fees being assessed to every unit in a cluster lot when built at separate times. Chris Blumke will email Frank and ask him to do this. Bob will take the write-up to the Board for their consideration.
- **ARC Standards in New Resident Welcome Packets –**  
Ongoing. Chris Blumke presented a "Summary of ARC Standards – What You Need to Know" for review. The two page document will be presented to new and existing owners showing items that need approval from ARC and those that do not. After discussion, there were a few minor changes suggested. This will be presented to the Board for their review and approval.
- **DENS & Other Sub Association Matters**  
There was a discussion about sub-association Bylaws/Covenants. It was determined that this was a CRC issue and not an ARC matter. Carrie provided Bob Del Rossi with copies of the covenants for Lot V610 and Blue Skyy Townhomes for the Board's review.

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

Respectfully submitted,

Carrie Briggs  
FPEOA, Administrative Assistant