

Fairway Pines Estates Owners Association
Architectural Review Committee Monthly Meeting Minutes
Monday, September 16, 2019, at 3:00 PM (MDT)
22 Puma Lane, Ridgway, CO 81432

Chris Blumke called the monthly meeting to order at 2:53 pm. ARC Members present were Chris Blumke, Frank Connolly, Phyllis Ward, and Erich Montgomery; a quorum was present. Also present were Bob Del Rossi and Jim Couto, non-voting Board liaisons and Carrie Briggs, Administrative Assistant FPEOA.

1. Review and approve the minutes for August 12, 2019 meeting.

The ARC reviewed the draft minutes from August 12, 2019. A Motion was made and seconded to approve the minutes from the August 12, 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. It was noted by members of the ARC that the concrete retaining wall is incomplete and not in compliance as well as the front door to the house. It is still a white construction door. Extension has been granted until January 20, 2020.
- **Collins, South Badger, Lot V610**
A conformance site review was completed and the conformance deposit was refunded. Project removed from future agendas.

3. NEW Construction Projects:

- **Saville, Lot 108 TBD Marmot Drive**
The trees that were approved by the ARC to be removed have been removed. Mike Saville is working on obtaining his building permits. No other action at this time.
- **Kuzov, Lot 528 TBD Marmot Drive**
Nothing new to report.
- **Collins, Lots V612 & V613, S. Badger Drive**
Chris Blumke shared the new plans that Deb Collins provided for cluster units to be built on Lots V612 and V613 showing the lot line “abatement” that the Collins will be requesting from the County. The lot line abatement would allow them to move the units to prevent them from being too close to one another on Lot V612. The fees have not been paid to date. The Collins are waiting until they receive approval from the County.
- **Fish, Lot 121 TBD Marmot Court**
The Fish’s are still working with their builder on pricing. ARC members walked the property and reviewed the trees that were marked to be removed as well as the property lines.
- **Loeb, 173 White Tail Lane**
Status unknown. Loeb’s have been out of town.

4. Other Active & New Projects.

- **Allen- Roof Replacement, 240 Marmot Drive**
Tom & Angela Allen contacted the ARC regarding a roof replacement. They are in the process of getting prices and the project may take up to one year to complete depending on contractors and weather. The ARC has tentatively approved the replacement pending submittal of plans and materials once they find a roofing contractor.
- **Couto- Painting & Fencing Projects, 2 Coyote Court**
Jim Couto presented paint samples for the outside of 2 Coyote Court. They are the same colors as presently painted. Jim also presented a design for fencing that shows the existing metal fence with the addition of rusted metal siding going up approximately 40 inches from the bottom of the fence. After review of the painting and fencing plans, a motion was made and seconded approving the Couto's plans as submitted. Chris Blumke will send the approval letter from ARC.

5. Other Business:

- **Multi Family Road Impact Fees –**
Bob Del Rossi stated that he was going to try and set up a meeting this week with Mark Hartman to go over the issue of the multi-family road impact fees. Chris Blumke and Frank Connolly explained the ARC's position on their recommendation of impact fees being assessed to every unit in a cluster lot. Frank explained the long term toll that the heavy equipment takes on our roads and that the funds that are assessed for road impact fees will help fund those very costly repairs in the future. Bob requested that the ARC put their concerns in writing for him to submit to the Board at their meeting.
- **ARC Standards in New Resident Welcome Packets –**
Bob Del Rossi also explained that the meeting he sets up with the Board will cover the ARC bullet points presented to the Board by the ARC Committee to be presented to new residents. Chris Blumke also requested that the Board discuss the issue of ARC tenures and number of voting members/alternates.
- **DENS & Other Sub Association Matters**
There was a discussion about how to handle the enforcement of the DENS and other Cluster Lot Sub-Associations coming on board. Jim Couto mentioned that the new sub-associations documents should be reviewed by FPEOA's attorney to make sure they conform to the FP Covenants. It was requested that Carrie obtain a copy of the sub-association documents for the Collins cluster lots V610 and the new project V612 & V613. Chris Blumke has received the sub-association documents for the Saville project and will get a copy to Carrie for the HOA to review. The Board will discuss the enforcement issue of sub-associations at this meeting.
- **Roads-**
There was discussion regarding gravel on the road in front of the new circular gravel driveway of the Dubroffs. Bob Del Rossi instructed Carrie to send a courtesy email to the Dubroffs to sweep the new gravel off of Bear Cub Drive and back into their driveway.

Bob Del Rossi is in the process of getting estimates to fix the damage done on Gopher Court from Bruin Waste this winter.

Other discussion was had on the general maintenance that needs to be attended to on Marmot and other streets (Pot holes).

- **Weeds-**
Chris Blumke thanked Jim and Shari Couto and others for their hard work on completing the weed cutting and spraying.

A Motion was made and seconded to adjourn at 4:15 PM. All in favor.

Respectfully submitted,

Carrie Briggs
FPEOA, Administrative Assistant