

**Fairway Pines Estates Owners Association  
Architectural Review Committee Monthly Meeting Minutes  
Monday, May 6, 2019, at 3:00 PM (MDT)  
22 Puma Lane, Ridgway, CO 81432**

Meeting was called to order at 3:05 PM. Members present were Chris Blumke, Phyllis Ward, Frank Connolly, and Erich Montgomery; a quorum was present. Board member, Bob DelRossi was present for a portion of the meeting. Also present were Tom and Brenda Rudd and Sundra Hines regarding fence installation at the Rudd property.

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

The ARC reviewed the draft minutes from April 1, 2019. A Motion was made and seconded to approve the minutes.

**2. New Construction Projects:**

- **American Classic Homes, 1878 Marmot Drive, Lot 565**  
The County of Ouray visited the property and determined a culvert was not necessary.
- **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 continues on the two additional units. The FPEOA Board Treasurer will be asked to verify deposits and conformance fees paid to date on the additional units. There is still extensive mud and rock debris on the roadway due to heavy rains/snow and movement of heavy equipment onto the site. The trash dumpster is also overflowing and high winds have blown trash onto the golf course and neighboring properties.
- **Lively, White Tail Lane, Lot 136**  
Construction almost complete with estimated move-in date to be June 1<sup>st</sup>.

**3. Other Active & New Projects.**

- **Blakely, 518 Marmot,** Fence installation complete. File closed.
- **Guillinger, 340 Bear Cub Drive –** Fence installation complete. File closed.
- **Hartman, South Badger, Fencing**  
No modification to the fence or communication regarding plans to do so. Keep on agenda.
- **Rudd, 43 Black Bear Way, Lot 507,** Remodel/Expansion still in progress
  - **FENCE: Rudds submitted proposal for ARC approval of fence along south side of house.** Sundra Hines explained blueprint of property lines, golf course easement, and placement of the new fence. Motion was made and seconded, and fence was approved for installation as depicted on the blueprint. Tom Rudd was directed to contact Paul Stashick and obtain his okay for placement of the fence within the golf course easement.

- **Saville, 12 S. Badger Trail – Fence**
  - **Submitted diagram showing placement of fence.** After clarification of property lines and where the fence would be placed, ARC approved the fence.
- **Taylor, 380 South Badger Trail, - Fence installation complete. ARC file closed.**

**4. Other Business:**

- **Multi Family Road Impact Fees –**  
\$1,000.00 road impact fee for each unit on Cluster Lot was submitted by ARC for review to the FPEOA Board. No comments or decision yet from the Board.
- **ARC Standards in New Resident Welcome Packets –**  
No new progress. ARC is waiting for the Board to set workshop meetings with members of both the ARC and Board to finalize this summarized document.
- **ARC Membership**  
Due to personal situations, Jim Baxter will no longer be Co-Chair, but will remain on the ARC if he wishes to do so. Chris will follow-up with Jim.

New possible members recommended are: Ann Blakely, Fritz Farnham, Tim Spangler. Bob DelRossi will follow-up with Fritz, and Chris Blumke will follow up with Ann and Tim to determine their interest in joining ARC.

- **Rocks and Debris on Roadways-**  
Resident driveways who do not have the now-required 10' paved section at the roadway, have varying amounts of stones that have been plowed onto the main roads over the winter. Since these stones will damage the asphalt, the community will be asked to sweep their stones back into their drives and off the roads in the next Association newsletter.. In the meantime, Chris and Frank will drive through the neighborhood and conduct sweeping at those drives with excessive amount of stones on the roads.

A Motion was made and seconded to adjourn at 4:55 PM. All in favor.

Respectfully submitted,  
Chris Blumke, Chair