

MINUTES OF MEETING

FPEOA/Divide Ranch Architectural Review Committee Meeting

Monday, February 8, 2021

(The December 2020 and January 2021 meetings were cancelled due to COVID)

22 Puma Lane, Ridgway, CO 81432

1. **ARC GUESTS** - Tom Bell of Bell Realty, and two other associates, Doug Caseheir and Rod Rasmusson, visited the meeting and had questions about ARC Standards, septic vs sanitation, Standards for V-lots, etc. and showed the committee sketches of the type of spec home(s) they were considering building after purchasing property in Divide Ranch. The Committee answered their questions and provided them with the ARC Standards Process information.
2. **Review and approve the minutes for November 2020 meeting.**
The minutes for November were approved.
3. **Completed Construction Projects**
Three Quails Homes, 284 South Badger Trail, Lot 440 –
ARC awaiting request for conformance review

Kuzov Lot 528 Marmot – Conformance review completed

Lollar, Lot V611 – All three homes completed. ARC did conformance review of the first home and issued approval. Other two homes will be reviewed after snow melts and driveway and clean-up completed.

4. **Current Construction Projects**
 - Clifton Lot 109 – Marmot (Silver Pick)
 - Construction in process – foundation poured.
 - Collins Lots V612-613
 - One home completed on V612 and conformance review done and approved by ARC.
 - Three other homes currently under construction. Ouray County allowed abatement of property line so furthest north home on V613 could be built within approved distances.
 - Pecis – Lot V301 – Marmot – Framework done, sub-siding and sub-roof up.
 - Owner was advised by ARC of required paved driveway on this V lot.
 - MacIntire – Lot 558 – Marten Court (Silver Pick)
 - Construction in process. Builder will be reminded of requirement, and his agreement, to alter the front exterior colors, siding, & roof of the home.
 - Saville / Blue Sky Townhomes – Lot 108 – Ouray County posted notice that Blue Sky has requested a larger footprint for the homes. ARC will follow-up with Mike Saville regarding this. It may be due to the adjustment of the plat required by ARC so all four homes are not lined up in a row.
 - Saville - Lot 249 -Antlers Court – No progress report / Property not accessible due to snow having been piled up at access point by road snow plowing.

5. New Construction Projects

- **Hoke/Weeks – Lot 158 – White Tail**
 - **Architect reviewing modifications to home footprint. Lot will be re-staked for ARC review. Possible new builder on the project.**
- **Rainey–Lot 9 –Cottontail (Snowy Ridge) Home materials to be delivered in spring.**
- **Based upon inquiries by new property owners regarding ARC Standards, there will be a lot of new construction this coming spring and summer. Those projects will be listed on future agendas as their conceptual plans are submitted to ARC.**

6. Other Projects and Courtesy Notifications

- **Watson – Antler Court – Elevator project moving forward.**
- **Roof replacement - Berni (spring)**
- **Deck Replacements – Bailey (spring)**
- **Additions -- Taylors contacted ARC regarding a garage addition. Information was forwarded to them; they have not followed-up with ARC.**

7. Other Business:

- **Committee Member term limits – Discussed options to resign from or remain on the committee since most members have been on the committee for more than five years. Names of individuals who could be invited to join the Committee in the future were discussed. More discussion on this at next meeting.**
- **Invitation to County Building Inspector – Colleen Henderson of Ouray County will attend an ARC meeting sometime in the spring to discuss County regs and how they interact with our ARC Standards.**
- **ARC Standards Update – Jim Couto working on this (was not at meeting)**
- **Sub-Association Covenants on FPEOA Website – Jim Couto working on**
- **Replication of homes already built in Divide Ranch. Committee discussed how physical exterior modifications will be necessary to avoid duplication. This will be discussed further at next ARC meeting.**
- **Factory Built Homes – Several inquiries about these types of homes have been received by ARC. Factory-built homes will be permitted as long as existing ARC processes are followed and exteriors conform with the ambiance of the community as a high-end, custom home development.**

Next ARC meeting March 8th – 1:00 PM at 22 Puma Lane

Meeting adjourned: 3:05 PM