

Architectural Review Committee
Wednesday, July 17, 2013 @ 2:00 PM (MDT)
Divide Ranch & Club Tower
Minutes

The meeting was called to order at 2:00 p.m. by Chairman Bill McFarland. Members present were Dick Kreutzen, Bill Stone, Lois Carr, and Erich Montgomery. Member Karen Brooks submitted her resignation which was accepted by Bill McFarland. Homeowners Simon and Phyllis Ward and architect John Baskfield were present. Tamora Thomas recording secretary was present.

Minutes

Bill McFarland made a motion to accept the March 12, 2013 meeting minutes. Bill Stone seconded the motion and the minutes were approved.

Request of Owners of 338 S. Badger

The request for a review of a detached 2 car garage by the owners of 338 S. Badger was postponed.

Conceptual Review for the new home of 84 Gopher Court

Architect John Baskfield presented the conceptual review for the home on 84 Gopher Court. Owners Simon and Phyllis Ward were present to answer any questions the committee might have concerning the new home. The committee reviewed the plans and made suggestions to Baskfield and the Wards for the Preliminary Review. The architect was urged to pay particular attention to the ARC Standards pertaining to roof line and maximum height limits.

Eagle's Wings Facility

Ron Ringo submitted pictures of signs for approval he would like to place at Eagle's Wings. The committee reviewed the pictures and discussed the placement of the signs. A motion was made by Bill McFarland and seconded by Lois Carr to accept the signs and proper placement on a temporary basis until the end of the year. The motion passed unanimously. Bill McFarland will notify Ringo.

England Landscape

The Englands made a request to the ARC to have their deposit returned since they have completed their landscaping. McFarland and Kreutzen went to the home and reviewed the landscaping. Upon review, decided when the seeded grass begins to grow the landscaping plan will be complete.

In a related issue, the owners of the home across the street (Lietschewskis) emailed Chris Carr expressing concern that some of the England trees when fully grown would obstruct their view. The committee discussed photos and the approved England landscape plan and concluded that the trees were unlikely to grow above the England's roofline and that if they did the covenants provide recourse. Dick Kreutzen volunteered to draft an email response for Bill McFarland reply to the Lietschewskis.

Review of ARC Standards

Bill McFarland recommended to the committee the need for revisions and clarifications of the ARC Standards. It was decided the members would review the Standards and begin to discuss clarifications and revisions at future meetings to submit to the Covenants and Review committee.

The meeting adjourned at 3:30 p.m. The next meeting will be Monday, August 5, 2013 @ 9:30 a.m.

Respectfully submitted

Tamora Thomas
Recording Secretary
July 18, 2013

