

## Minutes of ARC Meeting Tuesday, July 6, 2021

1. Review and approve the minutes for June 2021 meeting. **Minutes approved.**
2. Current Construction Projects
  - **Ball Lot 521 – Honey Badger/Lynx**
    - Lot has been cleared of trees and excavation has begun. Driveway in place.
  - **Blue Sky Townhomes – Lot 108 / Dickerson**
    - Following death of Mike (George) Saville, Eric Dickerson (general contractor) has indicated he has no plans to move forward with the remaining two homes on the lot at this time. He has requested Standards references to driveway aprons and record of communications between ARC and Mr. Saville.
  - **Clifton Lot 109 – Marmot (Silver Pick)**
    - It does not appear that any work has been done recently at this site.
    - Silver Pick will be asked about the drainage plan for the driveway.
  - **FinleyScherr – Marmot Drive (BlackthornConstruction)**
    - No initial excavation has been done.
  - **Hoke / Weeks – Lot 158 – White Tail (Perkovich)**
    - Excavation has begun, septic installed.
  - **Honey Badger/Collins / Lots V612-613**
    - Second home on V-612 is complete and owners have moved in. The construction site is currently unacceptable and unsightly with piles of debris and rocks scattered throughout the two lots. ARC Liaison will contact Michael Holt regarding clean-up with a 30-day deadline, after which formal process will be initiated by the HOA. The crew has driven and damaged the native grasses on the lots.
  - **House / Lynx Trail Lot 519 Perkovich Construction**
    - Initial excavation begun.
  - **Keller Lot 538 – Honey Badger Construction**
    - Initial foundation excavation begun to the bedrock. Forms installed and concrete pouring initiated.
  - **MacIntire – Lot 558 – Marten Court (Silver Pick)**
    - Limited work progress being done on this home.
  - **Pecis – Lot V301 – Marmot (Honey Badger)**
    - Construction seems to be almost complete. Mr. Pecis will be reminded of the Liberty Belle Village requirement for driveways on V-lots to be paved.
  - **Rainey / Lot 9 / Snowy Ridge Construction**
    - Driveway installed, initial excavation begun.
  - **Three Quails / Tony Girard – 284 S. Badger Trail, Lot 440 – No report on status of this home.**
  - **Watson – Antler Court – Elevator**
    - Owner has to select new contractor to finish the project.
3. New Construction Projects
  - **Hutto for Schubert, Lot 501 / Marmot –**
    - ARC walked the site, reviewed the staking and sent approval letter for building permit to the County. ARC will contact an arborist to look at the trees on this lot and the 15<sup>th</sup> Hole, which appear to be infected or dying.
  - **Silver Pick for Hull, Lot 142 / Marmot –**
    - No update on elevations or modifications to exterior design.

- Williams / South Badger –
  - ARC walked the site, reviewed the staking and sent approval letter for building permit to the County.
- Winn/Miller – Antler Place – Garage addition – ARC reviewed the site and issued approval letter for building permit to the County.

4. Conceptual, Preliminary and Final Plan Reviews

Marsh / Lot 114 Marmot –

The Marshes attended the meeting to discuss exterior modifications to their home plan, to which they agreed with ARC on the need to make their home look different from the existing 3 homes built by Silver Pick. Mr. Marsh indicated he wanted a taller roof pitch, different stone, and overall exterior change. They are willing to consider a different floor plan to accommodate this. Elevations and plat will be presented at the August ARC meeting.

*NOTE: Other builders/owners originally scheduled for this meeting advised ARC of need to postpone to August meeting or later, due to materials not being ready for presentation. These included: Bell for Crowley, Lot 545; Musselman for Lots 105/106; Heil for Lot V-308.*

5. Other Projects , ARC Contact, and Courtesy Notifications

- Deck – Bailey - Status - **Completed**
- Hermann – Repainting gutters, trim and windows – same green (courtesy Notification) **In process.**
- Greg Baumann – backyard patio, wall, fence – **Specs were reviewed and approved.**
- Berni – House re-roof and restrain – **Specs were reviewed and approved. Work in progress.**

6. Other Business:

- FPEOA Website – This is in process of being updated and the revised ARC Standards and Sub-Association Covenants will be added to the updated site.
- OWNERS ATTENDING ARC MEETINGS – Owners who currently reside out-of-state and have assigned their builder/contractor to represent them at ARC meetings, property owners will be required to attend ARC meetings, in person or via Zoom, for the preliminary or final plan review for their home construction.
- PROOF OF FEE PAYMENTS. ARC will require proof of payment of HOA and Golf Course fees, including fees in arrears, taxes, sanitation district fees, water tap fees and other transfer charges related to the property prior to issuing approval to the County for building permit issuance.
- ARC CONFORMANCE FEES  
ARC is submitting a request to the Board regarding increase in Conformance Fees:
  - \$7, 500 for single home construction (no change)
  - \$7,500 for contractor contract to be paid BY CONTRACTOR (increased from \$500)
  - \$2,000 for ARC Operating expenses (no change)
  - \$1,000 for Road Impact Fee (no change)

- **OUTSIDE CONSULTANTS FOR ARC REVIEWS**
  - Beginning August, 2021, outside consultants-- architect and contractor -- will be retained by the HOA for purpose of reviewing design elevations and plats for conformance to ARC Standards and adherence to ARC Standards during construction process.
  
- **TREE REMOVAL**
  - Other than fire mitigation pruning, no trees (specifically Ponderosas) may be removed on properties prior to ARC review of the site after final plan review. In addition, slash piles must be removed by the homeowner within 2 weeks of cutting, rather than left on the side of the road for several months for Ouray County's autumn pick-up and shredding slash.
  - ARC will contact the Western Region Wildfire Council for directives on preferred time of year for cutting trees and removal of slash.
  
- **SIGNAGE -**
  - ARC and the HOA Covenants already stipulate the size and content of signage placed by the building on the site during construction. No Realtor For Sale signs are permitted on ANY properties in Fairways Pines, and only brochure flyer boxes may be placed in front of those HOMES for sale in the community.
  - ARC will research Colorado regulations regarding political and other non-business-related signage in HOA covenant-controlled communities.
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- **PAVED DRIVEWAYS**
  - It is specifically stated in ARC Standards, Liberty Belle Village section relating to V-lots that all V-lot driveways are to be paved.
  - Because this Standard was not previously enforced, existing homes on V-lots may have gravel driveways, but V-lots with new construction will need to comply going forward.
  - In addition, general ARC Standards Section XII Paragraph 6 requires a 10-foot paved apron between the roadway and the gravel drive.
  
- **GRAVEL SUB-BASE FOR NEW CONSTRUCTION**
  - Prior to arrival of excavation equipment and work crews, the driveway to new construction must have an approved sub-base /gravel as described in Section XII, Paragraph 6:  
*Structural sub-base portion of driveways and parking areas shall be fully installed prior to commencement of any other on-site construction in order to eliminate any mud from being brought from the construction site onto existing paved and gravel roadways.*

**Meeting adjourned 2:30 PM**  
**Next meeting Monday August 2, 2021**