

MINUTES OF ARC MEETING – June 18, 20212

*Present: Chris Blumke, Eric Loeb, Phyllis Ward, Tim Spangler, Josh Tiffany. Board Liaison: Jim Couto
Guest: Simon Ward representing FPEOA Covenants Committee.*

1. Review and approve the minutes for May 2021 meeting. *Minutes approved.*
2. Current Construction Projects
 - Clifton Lot 109 – Marmot (Silver Pick) - *Job site clean; estimated 2 months to completion.*
 - Collins Lots V612-613 (Honey Badger)
 - *Deb Harrison advised that she was not ready to do the preliminary plan reviews for the final two homes on the lots. Will plan to do so at the July ARC meeting. Job site needs clean-up and driveway base appears to have sunk. Dead tree has been removed.*
 - FinlayScherr – Marmot Drive (BlackthornConstruction)
 - *New Contractor Appendix 10 submitted/signed, final building plat submitted. ARC emailed updated approval letter for County on 6.17.21.*
 - Lollar, S. Badger, Lot V611
 - *All three homes are completed and property cleaned up. ARC conducted conformance review and conformance fees will be refunded.*
 - MacIntire – Lot 558 – Marten Court (Silver Pick) – *Job site clean; project moving along.*
 - Pecis – Lot V301 – Marmot (Honey Badger) – *Project almost completed. Mr. Pecis will be reminded of the required paved driveway standard for V lots.*
 - Saville / Blue Sky Townhomes – Lot 108
 - *Assuming Eric Dickerson Construction completing the projects. ARC is due conformance fees for the remaining 2 houses. Unsure from whom to collect this. Mr. Dickerson will be contacted regarding this.*
 - Saville - Lot 249 -Antlers Court
 - *Joanna Saville requested refund of the conformance fees paid for this project since she has moved to Washington State and does not plan to build on the lot. ARC and HOA Board have approved \$9,500 refund, retaining \$500 Road Impact Fee and \$1,000 of the Operating fee.*
 - Three Quails / Tony Girard – 284 S. Badger Trail, Lot 440 – *No further work done on project.*
 - Watson – Antler Court – Elevator
 - *Saville had advised Watson that he needed to terminate his work on the project. ARC has asked Susan Watson to advise who she is going to use to complete the project.*
3. New Construction Projects
 - Ball – Lot 521 – Lynx Trail (Honey Badger) – *Site cleared of trees. No further work right now.*
 - Hoke/Weeks – Lot 158 – White Tail – *Excavation has begun for driveway, culvert.*
 - Keller – Lot 528 – N. Badger (Honey Badger) – *Excavation has begun; appears to have solid rock shelf at base of foundation.*
 - Rainey – Lot 9 – Cottontail (Snowy Ridge) – *Equipment on site; driveway gravel installed.*
 - Winn/Miller – Antler Place – Garage addition
 - *3 Committee members walked the site, reviewed staking and materials for the project. All in compliance. Approval letter for County issued, as well as variance letter regarding location of the garage, roofing materials, and siding colors.*
 -
4. Conceptual, Preliminary and Final Plan Reviews
 - Williams / Lot 142 / South Badger– *Colors and materials shown. Conformance fees paid. ARC walked site and issued approval letter to the County for issuance of building permit. Mr. Williams plans to be the general contractor for the project.*

- **House / Lynx Trail** – *Mike Perkovich reviewed plans for septic. ARC will walk site to review staking.*
- **Musselman /Ponderosa / Lots 105 and 106** – *She is project owner and contractor. Purchased the lots and the LLC from Tony Girard. She plans to build two units initially, sell them, and then continue building remaining units within a three-year timeline. ARC had questions about deed of trust, transfers of ownership, title, transfer fees, and payment of dues in arrears to Golf Course and HOA. Did not complete purchase through title company. Also questions regarding single entry driveway for eight units, and installation of 8 septic with shared leach fields.. Sub-association will be created. Ms. Musselman will discuss fees in arrears with Paul Stashick and provide title information to ARC prior to next ARC meeting.*
- **Bell/Casebaier for Crowley/ Lot 545 / North Badger** – *Plans, story board and plat were reviewed. House will be 2,600 sf. Staking done, so ARC will walk site for conformance with plans. Crowley's will be asked to submit Conformance Fees prior to next ARC meeting. ARC will then send approval to County for issuance of building permit.*
- **Hutto for Schubert / Lot 501 / Marmot Drive** – *Blueprints, plans, story board, plat, all necessary paperwork submitted along with Conformance Fees. ARC walked the site and issued approval letter to County for issuance of building permit. Several ponderosas on the property are dead or dying. It was suggested that a professional tree company look at the trees to determine the cause and possible contagion to other trees in the area.*
- **Silver Pick for Hull / Lot 142 / Marmot Drive @ White Tail** – *ARC reviewed story board with photo of exterior front of home; stone (white), stucco siding and roofing materials (black), as well as blueprints of home with deviations noted from original (similar) home built on Hole #8. Conformance fees were paid. ARC walked the site stakings and sent approval letter to County for issuance of building permit. Silver Pick to provide final elevations and overview to ARC prior to next meeting.*
- **Silver Pick for Ribadeneyra / White Tail** – *All paperwork (Appendix 7 and 10) are due along with final elevations, story board with colors, and Conformance fees. This information had been sent to Dr. Ribadeneyra several months ago. ARC will do the final review at next ARC meeting in July. While doing site visit for Hull, ARC also walked the Ribadeneyra site and reviewed staking, septic/leach locations. Unable to issue approval letter until all paperwork and fees are submitted.*

5. Other Projects and Courtesy Notifications

- **Deck – Bailey** - *Almost completed.*
- **Dens – Regrading, water runoff, rock bed installation** – *approved.*
- **Hermann** – *Repainting gutters, trim and windows – same green (courtesy Notification)*
- **Greg Baumann** (High Pines SubAssoc) – *backyard patio, wall, dog-run fence - approved*
- **Berni** – *House being re-stained; new roof in process.*

6. Other Business:

- **Use of “real” wood on home exteriors – *Mr. Ward clarified that our covenants stipulate that sealed or treated (stained) wood is permitted. WRFC will be contacted to obtain clarification on this.***
- **ARC Standards Update – *In process***
- **Sub-Association Covenants on FPEOA Website – *In process***

- **ARC discussed the following requirements for future projects:**
 - *Owners must attend ARC meetings either in person or via Zoom so they understand all that is being required for their project.*
 - *Owners must provide confirmation of full and current payments of Golf Course fees, transfer fees, HOA dues, and water tap / sanitation fees, if applicable.*
 - *Driveways must installed with required gravel sub-base PRIOR to initiating excavation of the property or foundation.*
 - *Consideration of increase of Operating Fees and Contractor Fees was discussed. Contractors may be asked to pay their own conformance fee which will ensure they understand their responsibilities to the community and the project. Suggested increase from \$500 to \$2000. Suggestion was moved and seconded and approved by ARC. Suggestion will be submitted to FPEOA HOA Board for their approval.*
 - *Retention of an outside consultant (contractor) to review projects while in process to ensure adherence to standards and the plans/designs submitted to and approved by ARC.*
 - *Retention of an outside consultant (architect) to review plans and blueprints for adherence to ARC Standards.*
 - *Owners/Contractors may not cut ponderosas on their properties until ARC has been advised and trees tagged for review. Basic fire mitigation trimming and cutting of other trees and shrubs permitted.*

NEXT MEETING: Tuesday, July 6, 2021 at 1:00 PM at 22 Puma Lane/ Divide Ranch.

Meeting adjourned at 5:15 PM.