

**MINUTES OF MEETING**  
FPEOA Architectural Review Committee Meeting  
**Monday, May 3, 2021**

Present: Chris Blumke, Chair / Eric Loeb, Phyllis Ward, Josh Tiffany. Absent excused: Tim Spangler. Guest: Ed Pecis. Board Liaison: Jim Couto

1. Review and approve the minutes for April 2021 meeting.  
Minutes were reviewed and approved.

2. Current Construction Projects

- Clifton Lot 109 – Marmot (Silver Pick) – Foundation complete, side walls being erected.
- Collins Lots V612-613 (Honey Badger) – 3 homes under construction. Dead tree at entrance to property will be removed by Randy Collins. Workers parking in the native area of the property was addressed as well as the amount of building materials and debris stored on the lot.
- Lollar, S. Badger, Lot V611 – Driveway apron complete and property being cleaned up for final conformance review.
- MacIntire – Lot 558 – Marten Court (Silver Pick) – In process
- Pecis – Lot V301 – Marmot (Honey Badger) – Estimated completion date, June 2021.
- Saville / Blue Sky Townhomes – Lot 108 - 2<sup>nd</sup> home almost completed
- Three Quails / Tony Girard – 284 S. Badger Trail, Lot 440 – No status
- Watson – Antler Court – Elevator – Elevator construction has begun / in process.

3. New Construction Projects

- FinlayScherr – Marmot Drive) – Owners revising plans and contractor / unsure of status.
- Hoke/Weeks – Lot 158 – White Tail – Final plans approved by County.
- Honey Badger – Lots V612 and V6133 – Final two homes in planning process. ARC will need to walk the property to review staking and issue building approval for building permit issuance.
- Rainey – Lot 9 – Cottontail (Snowy Ridge) – No status
- Saville - Lot 249 -Antlers Court – Lot mitigation done / no other construction work at this time.

4. Conceptual and Preliminary Plan Reviews Conducted at this Meeting

Andrews - Lot 419 – South Badger @ Red Fox

Jeff Andrews submitted his conceptual plans for review, with overview plat and discussion of exterior design, solar panels, and proposed fence. The home is a modern design with sloping roofs, requiring a Variance for having less than 6:12. Appendix 7 has been submitted, and Mr. Andrews will be his own General Contractor, so he will sign and return Appendix 10. The plans show limited tree removal. He has placed logs and brush along the front of his property to discourage people from driving onto his property and damaging the native growth. Preliminary Plans will be submitted at the next ARC meeting, along with Sanitation District fees payment verification, and final elevations.

Ball – Lot 521 – Lynx Trail (Honey Badger)

Deb Harrison made final plan review presentation with story board, final plats and elevations. All plans are in compliance with ARC Standards except for color of window frames/sills which are shown as red in the plans. Standards will be reviewed to determine if any color other than white is prohibited. Owner/builder will be advised of ARC decision regarding this. Upon receipt of Conformance fees, ARC will walk the property to review staking and issue building permit approval letter.

### **Honey Badger – V612 & V613**

The final plans and overview plat will be submitted to ARC for the final two homes which will be slightly different (added a loft) than the original villas.

### **House, Ken – Lot 519 - Lynx Trail**

Revised plans and plat reviewed. Contractor presented story board with samples of roof, siding, stone, windows and doors. All are in compliance with ARC Standards. Conformance Fees paid in full. Property to be staked by end of week for ARC review and issuance of approval for building permit.

### **Keller – Lot 538 North Badger Trail (Honey Badger Construction)**

Deb Harrison made final plan review presentation with story board and final plats and elevations. All plans are in compliance with ARC Standards. Conformance fees have been received. ARC awaiting confirmation of tap and connection fees to Sanitation District. ARC will review lot staking and will issue approval letter for building permit.

### **Williams, Byrd - Lot 426 / South Badger**

Mr. Williams submitted his preliminary plans for review, with updated elevations and photos of exterior, roofing, stone, etc. ARC requested that a formal story board with photos and manufacturer names be submitted to ARC at the June ARC meeting, as well as conformance fees which are due for the project and final elevations, building plans and overview plat. The home will be a mountain barn style.

### **Bell Realty – Lot 545 / North Badger**

Mr. Bell and the contractor presented conceptual plans to the Committee. The home is ultra modern and more suited to an oceanfront landscape than mountain. ARC advised that the flat roof sections would not be acceptable, nor would the louvered window covers and the roof lines needed to be adjusted to accommodate snow. Appendix 7 and 10 were submitted, and both agreed that the home design needed to be greatly adjusted by an architect. They requested time on the June meeting agenda to bring back preliminary plans for review.

*Other new property owners did not notify ARC of their intention to make conceptual or preliminary plan submissions for review at this meeting, and therefore, were not referenced in these minutes.*

#### **5. Other Projects and Courtesy Notifications**

- Montgomery - Removal of dead tree on south end of property approved (not a ponderosa)
- Pecis – Removal of dead ponderosa approved
- Picard (The Dens) – updating and installation of new landscaping - approved
- Bailey – Deck Replacement – Project will begin soon
- Berni – Roof replacement - Assuming will begin work soon, previously approved
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#### **6. Other Business:**

- ARC Standards Update– In process
- Sub-Association Covenants on FPEOA Website – In process
- ARC Liaison Assignment – All ARC members were assigned a current construction project to assist owner/contractor with ARC-related questions and to monitor progress of construction to ensure conformance to ARC Standards.

Meeting adjourned at 5:15 PM. Next date TBD.