

**Fairway Pines Estates Owners Association
Architectural Review Committee
Monday, November 4, 2013 @ 3:00 PM (MDT)
642 Marmot Drive, Ridgway CO
Minutes**

The meeting was called to order at 3:00 PM by Chairman Dick Kreutzen. Members present were Lois Carr, Erich Montgomery, and Terry Thomas. Bill Stone was out-of-town and excused. Sharon Kreutzen, as Board liaison, was present; she is taking Judi Adams place. Mary Ann Guilinger, recording secretary, was present. Frank Lowery was present for Item 3.

1. Review and approve minutes of the October 7, 2013, meeting emailed to ARC Members on October 10th.

Dick Kreutzen made a motion to approve the amended minutes for the October 7, 2013, ARC meeting. Lois Carr seconded the motion. The motion was unanimously approved.

2. Association member comments: Any association member or representative may attend and will be given up to 5 minutes to comment on an ARC-related matter not on this agenda.

None.

3. Consider request for permit extension and other matters for Lowery home, Lot 425, 287 S Badger.

The Lowery's have until November 30th to complete the exterior work on their property. They will maintain a gravel driveway through the winter because they do not have enough time with winter coming to cure a concrete or asphalt driveway. Therefore, they will have to wait until spring with the warmer weather to complete the concrete apron for the driveway. Frank Lowery, also, will be putting in culverts along the driveway. Frank needs an extension until June 30th to complete the driveway and culverts. ARC will give an extension until June 30th.

For the chimney, they are framing it with wood; the same as the exterior wood which is rough-cut, dark-stained barn wood. Right now, on the back of the house there is just a flue. The Lowery's do not want stucco on the chimney. Frank stated that he would be willing to request a variance for the chimney. The chimney cap is metal,

non-reflective. The builder will sketch the chimney cap out, and it will follow the county codes for height.

Frank will submit the landscape plan before November 30th. The landscape plan will be simple and they want to keep everything as natural as possible. They will build a retaining wall up to the front porch utilizing the existing stones on the lot. Frank is bringing in a load of wood chips to keep down the mud.

4. Election of a Vice-Chair of the committee.

Bill Stone does not want to be the vice-chair. Who wants to chair the meeting in December? Terry Thomas will be the temporary, assistant chair for December.

5. Review status of active projects:

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- Lot 344, 132 Bear Cub Drive – Dick Kreutzen has not talked to Scott Thorburn yet about when he's starting construction. His plans were approved in final in July but no deposit has been made.
- Lot 526, Marmot Drive – David and Karen Hildebrandt have received a conceptual approval for preliminary plans to build a Lindal Cedar home. Due to health issues in the family, their building plans have been put on hold. They have not paid a deposit.
- Lot 441, 338 Badger Trail South – The Krenz detached garage is moving along. The site is well maintained.
- Lot 434, 49 Badger Trail South – For the Thomas' chimney, the stone off the top has been removed. Terry is waiting for Colorado Fireside in Montrose to start and complete the work. He has 1 year from August 5, 2013, to complete the project.
- Lot 240, 84 Gopher Court – Erich Montgomery updated the status. The construction on the Ward home has been quiet for the last few weeks. The area for the foundation is set. The septic tank is in place plus the piping from the septic tank to the leach field. Today, the builders were framing out the foundation, and it appears that the electricity is being connected at the cul de sac.
- Lot 215 – 1183 Marmot Drive – Mike Forstner is working on the plans for the garage expansion. He might come to the ARC meeting in December to present his plans.

6. Discuss the role of the construction inspector.

Dan Choate will be the construction inspector hired by ARC. Dan Choate is an excavator by trade. He wants to be involved with the process of new, home building when the final checklist, Appendix 10, is completed by the contractor. He would prefer that the owner is, also, present so that the owner is aware of the standards for the contractor. Dan Choate prefers that he will be the only one to talk to the contractors.

Dan wants to meet with the contractors to emphasis that he wants a clean site. The general contractor does not know what he is going to run into until the excavation starts. Dan wants to emphasize to the homeowner that the ARC rules and standards are made to protect the homeowners; that ARC works for the homeowner. During the bid process the homeowner needs to be aware of possible additional costs, e.g. there may be extra money in the excavation to account for cleanliness, safety and scrub brush removal (not just stacked on the side). Many times the contractor does not put these additional costs into the contract.

Regarding plan changes after approval, the homeowner and contractor will have to come back to ARC for material and structural changes. ARC will provide Dan hard-copy final plans and, also, in pdf. Dan will do the conformance review; identify areas where the contractor may not be following the plans. Dan will take care of dogs misbehaving, loud music, trash containers, no exterior work on Sundays, and any other issues. He will drive by each house at least once per month and bill the Association \$35 per hour starting the time from his house. He will keep a record book of his visits. There may be additional times that he has to visit for dogs, trash, etc. His phone number is 970-318-8040, and he should be called at any time.

Right now there are two active projects – the Ward home and Krenz garage. ARC wants Dan to be involved from start to finish with compliance and be strict on compliance. ARC wants Dan to enforce what they have approved although he needs to use his professional judgment when dealing with the general contractor.

7. ARC Standard Review: Review and discuss changes to Sections 13 thru 15.

Review of ARC Standards – Sections XIII – XV

Page 18, Section XIII, Paragraph 1 - From the covenants, clarify the minimum size of a home.

Page 19, Section XIII, Paragraph 6 – For the statement: “Gravel driveways shall have an apron of at least ten (10) feet of concrete or asphalt paving between the edge of the

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roadway and the gravel portion of the driveway.” - Appendix 2, Figure 2 is not consistent with the drawings for culverts.

Page 19, Section XIII, Paragraph 7, the term “in fully enclosed structures” needs to be discussed.

Page 21, Section XIV, Paragraph 1 needs to be revised as recommended by Bill McFarlane.

Page 21, Section XIV, Paragraph 3 needs to include steel/metal.

Page 22, Section XIV, Paragraph 5 needs to include steel.

Page 23, Section XIV, Paragraph 5 (first sentence at top of page), paint needs to be included along with stain.

Page 24, Section XIV, Paragraph 10 – Need to make sure that this section is consistent with Section XIII, Paragraph 6.

Page 25, Section XIV, Paragraph 11 – Add whatever is done with energy efficient devices should blend into the architecture.

Dick will do first draft for the changes to the ARC standards.

Adjournment

The meeting adjourned at 4:45 PM.

The next meeting will be Monday, December 2, 2013, @ 9:30 AM at 49 South Badger Trail chaired by Terry Thomas. If no applications are to be reviewed, then the meeting will be canceled. Also, the ARC standards from pages 28 to 34 will be discussed in January.

Respectfully submitted

Mary Ann Guilinger
Recording Secretary
November 8, 2013