

Fairway Pines Estates Owners Association
Architectural Review Committee
Monday, October 7, 2013 @ 9:30 AM (MDT)
642 Marmot Drive, Ridgway CO
Minutes

The meeting was called to order at 9:30 AM by Chairman Dick Kreutzen. Members present were Lois Carr, Erich Montgomery, and Bill Stone. Terry Thomas was out of town and excused. Sharon Kreutzen, as Board liaison, was present. Mary Ann Guilinger, recording secretary, was present. Michael Forstner was present for his presentation on the conceptual design for expanding his garage.

1. Review and approve minutes of the September 17, 2013 meeting emailed to ARC Members on September 19th.

Bill Stone moved to approve the amended minutes for the September 17, 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.

No comments.

3. Consider conceptual plans, Forstner garage expansion. Plans were forwarded to ARC members by email on September 25.

Lot 215 – 1183 Marmot Drive – The present garage size is 20 feet x 20 feet; extremely small. Since the Forstner's are full-time residents, they need to increase the size of the garage to accommodate a snow blower, skis, bikes, etc. At the present size, the cars barely fit.

Bill Stone and Dick Kreutzen met with Doug Mcfarlane, architect on contract with ARC. His comments, related to the ARC requirements, are that the garage with a varying roof line would add architectural interest. Doug suggested a dormer on the roof but it is not a requirement, but the roof should not be raised too high. Trusses would need to be added. Mike stated that they want to reroute the driveway so the garage doors is not visible from street. Where the driveway is now, they can use for additional parking and place trees and plants between the street and the present driveway. The footprint of the house is bigger than the footprint of the conceptual

design of the expanded garage. Eventually, Mike wants the driveway to be concrete or asphalt; he doesn't like the gravel driveway.

Based on the conceptual design, they will take out 1 small 6-foot tree. The rest of the vegetation to be removed will be scrub oak trees which are dying. He will save the ponderosa pines. Mike will be hiring someone to do the expansion. He wanted the original builder but cannot get in touch with him. He will build the expanded garage with the same materials as in the present garage and house. At the present time, electricity runs to the garage and the system is large enough to handle the expansion.

Erich Montgomery moved that the conceptual design for the garage expansion is approved subject to the condition that the preliminary plans meet all ARC standards. Bill Stone seconded the motion. The motion was unanimously approved.

Mike will meet with the contractor. Dick Kreutzen explained that there are 90 days between the phases; conceptual, preliminary, and final but you can come in and ask for an extension. The ARC Chair wants the preliminary drawings emailed to him in a pdf format at least 10 business days before the meeting to review the preliminary design. If Mike wants a special meeting, there is a \$150 charge. Also, the preliminary and final drawings can be presented at the same meeting. Mike can build the new garage during the winter as long as the concrete is poured before freezing.

Dick Kreutzen signed Appendix 7 and provided a copy to Mike. Dick Kreutzen directed Mike to Appendix 14 of the ARC standards for fees. The remodel fee is \$300 for final plans. The check should be made out to Fairway Pines Estate Owners Association.

Lois Carr will be the liaison for ARC for the Forstner garage expansion. Dick Kreutzen will send Mike an email to tell him that. She will coordinate and monitor the project.

4. Review status of active projects:

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- Lot 425, 287 Badger Trail South – Dick has the hard-copy drawings for the build-out of the Lowery home. The construction started in November 2012; therefore, Dick will send the Lowery's emails, about requesting an extension.
- 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.

- 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 have started excavation for the detached garage. Bill Stone will be the liaison for ARC for the project. He will coordinate and monitor the project.
- 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 to complete the project.
- Lot 240, 84 Gopher Court – For the Ward home, there is lots of digging. Many boulders have been removed. The septic tank is in place and the area for the leach field appears to be scraped out. Erich Montgomery will be the liaison for ARC for the project. He will coordinate and monitor the project. Construction started September 27, 2013.

5. ARC Standard Review: Review and discuss changes to Sections 5 thru 12. ARC members, please review ARC Standard Sections 5 thru 12 before the meeting and come prepared to discuss issues and revisions to those sections.

Review of ARC Standards – Sections V – XII

Page 7 – 5th paragraph – Before a meeting on the ARC agenda, the member must be current on HOA dues, golf dues, and sanitation fees. We need to make sure this happens.

Page 7 – 6th paragraph – Change the submissions to provide one copy of the site plan in pdf format sent by email 10 business days before the meeting to the ARC Chair and to provide one hard-copy of the site plan presented at the meeting. The ARC Chair will email the neighbors for approval; only members with email addresses will be contacted.

Page 8 – 1st paragraph – A note should be made that the preliminary and final designs can be submitted at the same time.

Page 8 – 1st paragraph - Change the submissions to one copy of the preliminary design documents in pdf format sent by email 10 days before the meeting to the ARC Chair and to one hard-copy of the preliminary design documents presented at the meeting.

Page 8 – Paragraph 2.c. – Add that the story poles are to demonstrate the height of the house and garage.

Page 8 – Paragraph 3. - A note should be made that the preliminary and final designs can be submitted at the same time.

Page 4

Page 9 – Paragraph 4. –Sharon Kreutzen is going to research whether the Association should consider completion bonds on new construction.

Page 10 – Remove the Example.

Page 11, Section VI– Asterisk that the preliminary and final plans can be submitted at the same time.

Page 13, 1st paragraph –Change to read “Upon receipt of conceptual plans for construction of a house, garage, commercial structure, or any other improvement, if the application is deemed appropriate by the ARC Chairperson,”

Page 13, 1st paragraph – take out “by mail”; only email will be used.

Page 13, 1st paragraph, 3rd bullet — If the golf course is less than 300 feet from the project site, then the Declarant should be emailed, also.

Page 13, 2nd paragraph, 6 numbers –Dick Kreutzen will simplify.

Page 14 – Erich Montgomery commented that we should encourage neighbors to negotiate differences.

Page 15 – This Section should include language about completion bonds if Sharon Kreutzen’s research shows that they would be appropriate for the Association to require.

Page 16 – At the next meeting, ARC will review Appendix 14 for fees to make sure that the Association is recovering costs for Doug Mcfarlane, the architect on contract, and Dan Choate, the inspector. The budget will be finalized at the end of December. Dick Kreutzen is concerned that ARC should require a conformance deposit for remodel projects. For example, ARC wants to make sure that the remodel projects for the garages match the houses.

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

Adjournment

The meeting adjourned at 10:35 AM.

The next meeting will be Monday, November 4, 2013, @ 9:30 AM at 642 Marmot Drive and ARC standards, Sections XIII through XV and Appendix 14 will be discussed. Also, the organizational structure of ARC will be discussed to approve a vice-chair. Dick will bring in Dan Choate for him to describe his role.

Respectfully submitted

Mary Ann Guilinger
Recording Secretary
October 10, 2013