

Fairway Pines Estates Owners Association, Inc.  
Architectural Review Committee  
Tuesday, September 17, 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, Bill McFarland, Erich Montgomery, Bill Stone, and Terry Thomas. Mary Ann Guilinger, recording secretary, was present. Simon Ward, Phyllis Ward, and John Baskfield, the Ward's architect, were present for the presentation of plans for the Ward residence.

### **Review and approve minutes**

Bill Stone moved to approve the amended minutes for the August 5, 2013, ARC meeting. Lois Carr seconded the motion. The motion was unanimously approved. Terry Thomas made a motion to approve the amended minutes for the August 26, 2013, ARC meeting. Erich Montgomery seconded the motion. The motion was unanimously approved.

### **Association Member Comments**

No comments.

### **Consider preliminary and final approval, Ward home**

Lot 240, 84 Gopher Court–

The Wards' conceptual review has been approved.

Dick Kreutzen stated that the Ward's application was very complete. ARC had Doug Mcfarlane, the architect under contract by ARC, review the plans for conformance with ARC standards. The Ward's are current on their HOA dues. In the meeting, Dick will go through the checklists at Appendix 8, Preliminary Plan Review, and Appendix 9, Final Plan Review, throughout the presentation.

John Baskfield wanted to thank the volunteers in ARC. Also, he stated that it is good to engage an architect to review the plans. John presented the drawings.

The first page was the site plan and landscape plan. There may be an addendum for the access of the driveway to the lower shop. Simon Ward stated that he hired a surveyor to verify the encroachment of the gravel driveway from Betty Thomas' property at 86 Gopher Court. Betty has hired a surveyor, also, to verify his surveyor's opinion. An easement may be needed to make the encroachment official. Simon has engaged Robert Burns, an attorney, to work on the contractor's contract, and he will have him draw up the encroachment document. The Ward's would like to get approval for the plans with the current driveway and want to proceed regardless of the outcome of the Thomas' survey. The plans may change for an alternate access driveway to the lower shop driveway

Bill Stone questioned whether there is a singular ingress and egress from the main road. The driveway for the lower shop is a branch off the main driveway from the main road.

The lot is triangular. The home will be built in the middle of the lot. The driveway is planned with the least resistance trying to leave most trees. The 2-car garage will have a single garage door.

The Ward's will leave existing trees on the site alone to the extent possible. One ponderosa pine tree, in the middle of the lot, was hit by lightning and is severely diseased. It will be removed because it is where the house is to be placed. The contractor will place t-posts and fencing around the trees so the heavy equipment does not harm the trees. The dashed circles on the plans identify existing trees. At house construction site, yellow tags on trees over 10 inches are marked.

Bobby Allison will manage the construction site. According to John Baskfield, Bobby's reputation is that his crew will respect neighbors and be clean and safe. He will also, sign the contractor checklist.

Along the main driveway will be 2 guest parking places which comply with the ARC standards. A few more screening trees along the garage and near the hot tub for privacy will be added. Also, new trees will be planted in front of the house.

The landscape and site plan try to preserve the existing site as much as possible. The native boulders excavated from the site will be used for cascading retaining walls. There will be raised beds on the south side and aprons along the driveway; 10 feet from the driveway.

Terry Thomas asked how they are going to screen and protect the electrical box. John stated that they would use boulders excavated from the property.

Simon has hired a structural engineer to review the soils and culvert. They may have to add a culvert. Dick suggested that they may need to add a culvert to avoid water draining into the Thomas' property. The Thomas' house has a drainage issue, and it may exacerbate it.

Terry Thomas questioned whether the apron along the driveway will be paved with concrete. The Ward's will have a gravel driveway with the apron 10 feet of hard surface. Terry warned about gravel washing into the road. During construction there will be a hard surface. The contractor will do the final gravel before turning the house over to the Ward's.

John presented the floor plans, pages 2 and 3. The shape of the floor plan takes into account the north/south views. The laundry and utility room are off the garage entrance. The master suite is on the south side. There is a concrete walkway to the front door. A guest bedroom is upstairs. The kitchen, dining room, and great room are on the main floor. The lower level does not have as much space because of the crawl space and foundations. It will have a narrow living area, a hobby shop, and Simon's office. On the NE corner will be a mechanical room along with storage. The excavating will be the deepest for the lower level. They may have to step it up but don't know how much. There is another guest bedroom in the lower level with a walk out to space under the deck which will have natural gravel with compacted existing soils. There will be deck stairs and access from the guest bedroom to the hot tub.

Page 4 of the plans describes the exterior finish materials. The front elevation will be mostly stone. There will be a wide-stone bench supporting the house with stucco in other areas. The roof will be rusted on site with vinegar and has wide corrugation. The trim is barn wood. The chimney is stucco with a stone cap. The chimney flue box is the standard call-out. All penetrations will be painted matte black and will be in the shadow of the stone. The fireplace is an efficient wood fireplace with an insulated steel door. The trim will be colored dark walnut. Terry Thomas asked about the height of the stone cap above top. It is 20 inches; inside dimensions are up to standards. The chimney's dimensions are 2 feet by 8 inches wide. Waxed mill steel will be used for the upper part of the firebox.

The deck extends a little bit beyond the house. The fascias will be rusty metal like the roof fascias but not as corrugated. The front will be an amalgam timber frame

structure. There will be a heavy wide flange beam in front supporting the house which will naturally rust over time. There will be steel side flange columns; to support the steel truss. For the structural steel, the preference is to let naturally rust but may paint matte black.

On the south side at page 5, the deck flooring will be pressure treated cedar; treatment will be to oil it with Thompson's. The deck railing will be simple steel; 4 inches apart. The deck posts will be steel along with a steel beam supporting the deck with flange columns. On the south side there is more stucco on volume. More stone is in the front and on each side facing the neighbors. The stone met the 20 percent requirement set by ARC standards.

There will be a spiral staircase from the deck to the hot tub. The staircase will be either fiberglass or aluminum but it won't be ordered until the sidewalk is in place. The access to the deck from the main floor will be French sliding glass doors. There will be windows on the south side to Simon's shop. The cladding on the windows will factory ionized aluminum with wood in the interior. The stucco will be dark gray and the stone will probably be in the gray area.

Other drawings, at page 6, show the foundation plan, framing plan, roof framing, truss diagram, and building materials. The foundation will be an insulated concrete system. Other insulation will be blown in. They will use pre-manufactured trusses. In Simon's shop will be a hobby car lift.

On page 7, are the windows schedules and door schedules.

On page 8 is the east elevation drawing toward the Thomas' property. On page 9, is the north elevation drawing for the front of the house.

John provided a walk-through of all materials samples. Dick went through the checklist at Appendix 8; 2 extra guest parking for every bedroom over 2; only one walk location; the septic system follows Colorado law; no sanitation required because using septic system, have septic application, the leech field is a minimum of 10 feet from the property line; the natural gas line and meter locations are identified; and address monument will be a native boulder. The elevation of the home is below the 30 feet required by ARC standards. He checked off the exterior walls, chimney and flue, and roof pitch. The exterior lighting will be wall mount scones and will follow the dark sky ordinance. Dick stated that if there is blasting for boulders that the Wards must get written permission from ARC.

Dick went through the Appendix 9 checklist for materials and all other areas such as colors, roof, siding, deck, landscaping, other site improvements, retaining walls, exterior lighting cut sheet, hot tub, and satellite location. They will have to wait to see what happens with the driveway. The construction schedule is for 1 year but can ask for an extension. The refundable deposits are not refunded until conformance.

Terry Thomas made a motion to approve the following resolution for approval of the preliminary and final approval. Lois Carr seconded the motion. ARC gave unanimous approval.

### **Resolution for Preliminary and Final Approval**

Ward Residence

Lot # 240, 84 Gopher Court

The plans for construction of a single-family residence on Lot 240, 84 Gopher Court, which are dated September 17, 2013, are approved subject to the following conditions.

1. Receipt of completed Initial Application (Appendix 7 of the ARC Standards) and Contractor's Checklist (Appendix 10).
2. Payment of the following fees by check payable to: Fairway Pines Estates Owners Association.
  - a. Initial fee, \$2000 non-refundable.
  - b. Road Impact Fee, \$1000, non-refundable.
  - c. Conformance Deposit – Single Family Lot, \$7500, refundable if project completed in conformance with approved plans.
  - d. Conformance Deposit – Contractor, \$500, refundable.
3. Completion within one-year from start of construction, unless extended by prior approval of the ARC.
4. Subject to further review of the landscape plans, including routing of the alternate driveway and general lot drainage.
5. No blasting is permitted without first obtaining a blasting permit from ARC.
6. All changes to approved plans must be approved in advance by application to and approval by the ARC.

Simon asked about an outdoor fire pit . You can have a fire pit with approved spark arrester with a fire permit; also, you can use natural gas for the fire pit.

### **Review status of active projects:**

- Lot 425, 287 Badger Trail South – The Lowery house is occupied but there is unfinished exterior siding, the driveway is not in good condition, and there is a reflective chimney flue. The contractor replied in an email that he may have to request an extension beyond the one year which is in November. He, also, stated that the drawings show the chimney flue encased in a chase. Dick will review the drawings. The driveway will be gravel but the entrance will be cut down a bit for a better transition into the street, and he will install a paved apron at the street to minimize gravel migration.
- 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. ARC needs to give Scott a deadline to start construction.
- Lot 441, 338 Badger Trail South – The Krenz have started excavation for the detached garage.
- 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 434, 49 Badger Trail South – For the Thomas' chimney, the stone off the top have been removed. Terry is waiting for Colorado Fireside in Montrose to start and complete the work. He has 1 year to complete the project.

### **Review of ARC Standards – Sections I - IV**

Page 1 – Paragraph 3 - Words “is a” not in black.

Page 2 – Paragraph 10 - add email to make a quorum.

Page 2 – Paragraph 11 - Does the architect have to be licensed in Colorado? Can he be licensed in another state?

Page 2 – Paragraph 12 - Need a specific definition of background and experience for a qualified designer.

Page 2 – Paragraph 15 - Definition of declarant needs more work.

Page 2 – Paragraph 17 - What are the core lots?

Page 3 – Paragraph 4 – “The ARC shall review these Standards at least every two years “; ARC is being timely in reviewing the standards because the last revision is dated January 23, 2012.

Page 4 – 2<sup>nd</sup> to the last paragraph – Dan Choate is under contract by ARC as the independent site inspector.

Page 7

Page 6, 1<sup>st</sup> paragraph – What is “a mountain park feeling”? (will ask Doug McFarlane for a definition or description)

Page 6, 4<sup>th</sup> paragraph – What is “Colorado mountain architecture”? (will ask Doug McFarlane for a definition or description)

Page 6, 4<sup>th</sup> paragraph – take out the specifics “such as slate, concrete roof tile, stone coated or rusted steel, or other approved materials” and refer to page 20, “Exterior Building Materials and Colors Generally”.

Page 6, last paragraph – What is “Southwest style of architecture”? (will ask Doug McFarlane for a definition or description).

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

Some other items to discuss for the ARC standards are:

- To require electronic copies of the preliminary and final plans
- To describe colors
- To define a well designed home
- To include steel as a primary building material

## **Adjournment**

Bill McFarland has completed his term with ARC. The committee thanked him for his service. The meeting adjourned at 11:45 AM.

The next meeting will be Monday, October 7, 2013, @ 9:30 AM at 642 Marmot and ARC standards, Sections V through XII will be discussed.

Respectfully submitted

Mary Ann Guilinger  
Recording Secretary  
September 19, 2013