

MINUTES/AGENDA FOR SEPTEMBER 20, 2007

NAME	F.L.	SUBMITTAL	RESPONSE
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OPEN MEETING

APPROVE MINUTES FOR MEETING OF SEPTEMBER 6, 2007

1.	Sparks	12-215	Notice of Completion 1124 Snowberry Drive	Approved. Roof looks nice. G.K.
2.	Heyliger	RT-D-3	Tree Removal 24276 Currant Drive	Deferred. C.O.
3.	Salter	9-335	Tree Removal 2397 Daisy Lane	Approved with conditions. If you are removing trees for fire defensible space purposes, you may want a professional assessment. There is a list of certified individuals available at the Genesee Foundation Office in Vista Clubhouse 303.526.0284. Jefferson County Planning and Zoning Department 303.271.8700 also has a list of certified individuals. All trees must be cut within three inches (3") off the ground. Please have your contractor limb trees which will remain to different heights above the ground to avoid the "canopy" look on your lot. If you are removing a large number of trees, and desire to retain some wood to burn in your fireplaces, please retain only enough wood to last two seasons. The remainder of the cut wood should be removed from your lot. C.O.
4.	Moore	NB-8	Roof 24188 Genesee Trail Road	Disapproved. DaVinci tile not doable. Monier concrete Saxony shake previously approved 7/19/07. DaVinci shake is <u>not</u> approved as alternate because it doesn't weather well, (i.e. cracks and warps over time). Excavated soil from foundation repair was removed and stored without ARC approval. ARC requires soil to be replaced and ground revegetated with Genesee seed mix when soil is replaced. Please ensure all proper measures are taken to: 1) Control erosion including

				<p>where new soil is added to new areas, ensure soil is laid in separate and compacted shallow lifts, and use erosion control silt fencing where necessary, scarify each lift and reseed with Genesee seed mix. 2) Protect existing trees (including the aspen next to the garage) from damage through construction, increase or decrease in water flow, or physical damage of limbs. ARC has noticed that a new area of turf grass has been added: please submit application for approval of this area (note 2.4.3 of design standards require only very limited use of such grass), and include plan showing area to be turfed. G.K., N.S.</p>
5.	Dumais	S-100	Roof/Windows/Paint 786 Silverberry Lane	<p>Approved with conditions. Paint approved as submitted and as approved by Sable: color scheme 8, moose point body, wildcat trim. Windows approved as submitted and approved by Sable: vinyl clad windows by Ultraframe to match existing style, sandstone color. Roof approved as submitted and as approved by Sable: Monier concrete tile, Telluride color. Make sure your contractor paints flashing and vents to match new roof color. Gutters should be painted to match the home's siding. Any damage to landscaping or ground cover during construction must be repaired as soon as possible after the work is completed. This must include, but not be limited to, actions to uncompact soil which has been compacted by trucks/equipment and re-seed the same. PLEASE NOTE: If any changes are made to this approval, a resubmittal is required. G.K.</p>
6.	Lenane	9-291	Addition 2053 Montane Dr. East	<p>Approved with conditions. We did notice two minor issues with your house which can be remedied easily and will improve your curb appeal. The utility boxes on the west side of your house should be painted to match the stucco. There is at least one vent pipe on your roof which hasn't been painted to match the siding or the other</p>

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				vents. This is very visible from the road. The window on the north side is approved to match existing. Deck/sunroom are approved subject to the following: review roof possible ice damming at new roof line. C.O.
7.	Beauchamp/ Burgin	RT-3A	Notice of Completion 23946 Currant Drive	Approved. New trees look nice. G.K.
8.	Jacobsen	8-144	Notice of Completion 1795 Foothills Drive South	Approved. C.O.
9.	Mtn Remodel Peter Frost Mgr	11-82	Notice of Completion 845 Aster Way	Approved. G.K.
10.	Pollock	7-82	Notice of Completion 24194 Sumac Drive	Approved. The new roof looks nice. G.K.
11.	DuBoff	14-54	Notice of Completion 2114 Foothills Drive South	Approved. C.O.
12.	Gutierrez	13-22	Stain/Paint 1146 Preserve Circle	Approved with conditions. Assuming that the windows and window frames are to be painted with the color chosen, this project is approved. We do prefer the slightly darker shade, Pismo Dunes to the color chosen and think it would give your home a "warmer" feel. Either color is acceptable at your discretion. C.O.
13.	Wolff	GR- 19&20	Construction Check 1600 Baneberry Lane	Approved with conditions. Drainage – Try widening ditch to about 18" wide to allow flow to channel below. If this fails to deal with bog issue then consider undergrounding. Slow flow at outlet with rip rap to control erosion. Drive – Remove gravel at edge and reseed with Genesee seed mix. Reduce width to 12'. Bridge – No longer required to construct bridge. Fire truck turnaround – Please submit plans showing location of turnaround and new driveway configuration.

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				N.S.
14.	Orin	14-138	Notice of Completion 1405 Tamarac Drive	Approved with conditions. It was not our understanding that the new lights would be in addition to the ugly can lights on the south, east and north side. The new lights were to be replacements. Please remove the old "can" lights by November 1, 2007 and resubmit a new notice of completion. The new lights are approved as installed and provide a nice update to your house. Thank you. C.O.
15.	de Gaston	11-56	Notice of Completion 959 Coneflower Drive	Approved. The new door looks nice. G.K.
16.	McKay	13-27	Notice of Completion 1196 Preserve Circle	Approved. C.O.
17.	Velletri	SR-28	Roof 23975 Currant Drive	Approved with conditions. Roof approved as GAF Timberline Ultra, Weathered Wood. Make sure your contractor paints flashing and vents to match new roof color. Gutters should be painted to match the home's siding. Any damage to landscaping or ground cover during construction must be repaired as soon as possible after the work is completed. This must include, but not be limited to, actions to uncompact soil which has been compacted by trucks/equipment and re-seed the same. PLEASE NOTE: If any changes are made to this approval, a resubmittal is required. If intending to install asphalt shingles, the ARC would caution you that in many places where they have been installed in Genesee the interior temperature of the home been raised 5 – 10 degrees F. G.K.
18.	Seats	8-122	Gutter Topper 1715 Foothills Drive South	Approved with conditions. Make sure edge of gutter topper is matched nicely to remaining roof. Should appear seamless. C.O.
19.	Douthitt	58-11	Notice of Completion 929 Coneflower Drive	Approved. The new stucco and windows look nice.

				G.K.
20.	Hudson Holding Co.	14-207	Driveway Surface 918 Northridge Court	Approved with conditions. You may use the tan/brown concrete and /or pavers in any combination or either choice alone at your discretion. C.O.
21.	Wong	6-71	Deck 23769 Shooting Star Drive	Approved with conditions. The ARC does not feel the privacy railing blends with the house and therefore requests that the vertical pipe rail design be used throughout. Please submit color/finish sample of pipes. Please specify material/finish of bench (please note that the composite decking material retains solar heat and is not recommended for a seating surface). The ARC is assuming the stair railing will match the vertical pipe rail design. Please advise, if this is not the case. Reseed all disturbed areas with Genesee grass mix. Concrete color and fire pit are approved. T.C.
22.	Berndt	14-100	Paint/Stone Wood Façade 2338 Holly Court	Approved with conditions. The wood frames of the windows must be painted to match the natural cedar color of the body. This will be a very large improvement in the appeal of this house taking it to a more western mountain style rather than its current Cape Cod forest style. Thank you. Darker color to be used throughout. C.O.
23.	Deitemeyer	11-73	Roof 23495 Bluestem Drive	Approved with conditions. Make sure your contractor paints flashing and vents to match new roof color. Gutters should be painted to match the home's siding. Any damage to landscaping or ground cover during construction must be repaired as soon as possible after the work is completed. This must include, but not be limited to, actions to uncompact soil which has been compacted by

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				trucks/equipment and re-seed the same. PLEASE NOTE: If any changes are made to this approval, a resubmittal is required. If intending to install asphalt shingles, the ARC would caution you that in many places where they have been installed in Genesee the interior temperature of the home been raised 5 – 10 degrees F. Approved CertainTeed Presidential IR, Weathered Wood roof. G.K.
24.	Cook	6-77	Review 23983 Shooting Star Lane	Reviewed. Comments: The ARC is unanimous that the mass of the house in the last sketch plan is still too much. We have suggested one way in which the mass could be reduced. We are open to other suggestions and would prefer the mass/height be reduced more, in a perfect world. In any case, we believe the mass must be reduced from the last sketch plan. See 2007 standards, section 2.3.3. C.O.
25.	Johnson	14-163	Resubmittal Roof 1519 Tamarac Drive	CANCELLED
26.	Ratway	8-187	Deck/Patio – Landscaping 1952 Columbine Court	Approved with conditions. Deck - Concrete support piers must project no more than six inches above ground level and must be painted to match the support columns. All support columns, beams, cross beams, and the underside of the deck must be painted to match the deck. Patio - The patio is quite large and not of a size we would normally approve. Because it is hidden we will approve it. We appreciate your efforts to improve your aging home, but before you begin work you should/must ask for approval. Otherwise you risk being disapproved and having wasted a large sum of money. Ensure proper protection of tree in middle of patio, including ensuring protection during construction from physical damage and loss of water or oxygen. Also ensure that patio is permeable (e.g. Flagstone on sand base, loose set).

				C.O., N.S.
27.	Sander	14-198	Construction Check 858 Northridge Court	Approved with conditions. Thank you for working to complete your project. We noticed a pile of logs behind your bedroom/basketball court addition. Please let us know what you intend to do with these. Also, the new parking space was to be paved and have guard posts like the driveway. When do you expect this to be completed? Finally, the area between the new parking space and the road needs to be uncompacted and re-seeded as does the mid slope area between the seeding/erosion pads. Please let us know your timetable on these issues. C.O.
28.	Collum	13-4	Resubmittal Landscaping 1356 Preserve Circle	Approved. Noted that existing path is within property boundary. New path seems more sympathetic to neighbor than previous plan and ARC agrees with need to avoid railings, to avoid pine root system, to protect against ice buildup and fallen needles. Understood that retaining walls to be no more than 18" high, to be naturalistically feathered at ends and softened by naturalistic plantings. Owner expressed desire to reduce irrigated existing turf with native grass. This is encouraged provided use Genesee grass seed mix. If intended to delineate boundary please note that naturalistic placement of boulders and plantings favored and fences not allowed. Application to ARC will be required. N.S.

IN ATTENDANCE: Chris O'Dell, George Kane, Todd Crowe, Nigel Staton, (Pat Strand absent).
 ALSO IN ATTENDANCE: Jeanne Neal-Berndt, Larry Collum, Ann Lenane, Jim White, Stuart Gunckel.

DEADLINE FOR ACTION
 REPOSTING REQUIRED OR NOT
 CALL FROM MEETING