

MINUTES/AGENDA FOR APRIL 3, 2008

NAME	F.L.	SUBMITTAL	RESPONSE
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OPEN MEETING

APPROVE MINUTES FOR MEETING OF MARCH 20, 2008

1.	Thompson	S-154	Roof 814 Calgary Way	<p>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 trucks/equipment and re-seed the same.</p> <p>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.</p> <p>C.O.</p>
2.	Blot	S-76	Landscaping 24028 Deer Valley Road	<p>Approved with conditions. Use the Genesee grass seed mix to revegetate. Suggest mix of soil replacement and leaching (soaking with water) to remove salts.</p> <p>C.O.</p>
3.	Olinger	S-95	Roof 876 Silverberry Lane	<p>Approved with conditions. Unfortunately, your house is not a Cape Cod Gray as was originally done by the builder. It has much more of a green color. The Shadow Gray color will not work with this color of the house. If you want to use this roof, you must repaint the house the original Cape Cod Gray. Otherwise, we would approve the color 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</p>

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4.	Jones	S-16	Air Conditioning Unit 23796 Sunrose Lane	<p>Approved with conditions. We approve location #2 on the condition that the three sides be surrounded by a screening fence, made of the same materials as the house and painted/stained the same color. C.O.</p>
5.	Preger	2-51	Response to Conditions 1672 Sand Lily Drive	<p>Approved with conditions. The ARC requires amended plan taking into account previous comments and with accurate property line shown. N.S.</p>
6.	Kjellsen	11-41	Response to Conditions 987 Dogwood Drive	<p>Disapproved. ARC requires that the property lines be flagged and that the electric fence be installed 10 feet inside the property line. Please remove the electric fence, flag (mark) the property lines and resubmit for ARC approval. ARC's next meeting is April 17, 2008. G.K.</p>
7.	Burgin/ Beauchamp	RT-3-A	Response to Conditions 23946 W Currant Drive	<p>Approved with conditions. Please submit Notice of Completion approval from your homeowner's association for the landscaping trees planted in 2007. G.K.</p>
8.	Sander	14-198	Construction Check 858 Northridge Court	<p>Deferred to April 17, 2008 meeting.</p>

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9.	Willoughby	14-26	Response to Conditions 25098 Foothills Drive North	Approved with conditions. The perimeter posts along the living room deck should be a consistent material (i.e. wood posts). The taller concrete piers concealed by native stone are acceptable. The ARC assumes these piers are those which are located further back from the decks edge. T.C.
10.	Preserve	O.S.	Landscaping Entry Gate	Approved with conditions. The ARC considered the letter from Paul Komyatte and considers that the submitted plan be approved in principle conditional upon proper and full submission of planting plan with names, numbers and positions called out and approval of same. N.S.
11.	O'Dell	12-228	Response to Conditions 1355 Snowberry Drive	Approved. T.C.
12.	Ramey/Collins	S-98	Gutters 806 Silverberry Lane	Approved with conditions. Color to match existing. C.O.
13.	Glennon	S-119	Dog Run 771 Calgary Way	Approved with conditions. Dog run to be shortened so the fence on the south side comes out no further than the edge of the house. East fence to be no more than 5 feet outside patio/upper deck. See plan attached. C.O.
14.	Poindexter	9-285	Construction Check 2132 Montane Drive East	Approved with conditions and comments. Per discussion with Pat Strand/TKP (Peter) on 4/3/08, you plan to resubmit your plans regarding chimney finishing. Also, during discussions, you indicated the wall studs are being upgraded from 2X4's to 2X6's. Please submit to ARC for 4/17/08 meeting your new chimney plans and rationale for replacing studs. Also, please submit color choices per your 4/3/08 discussion with Pat Strand before stucco/trim project proceeds. G.K.

15.	King	8-169	Response to Conditions Retaining Wall 25160 Montane Drive West	Approved. Color and style of blocks approved as submitted. P.S.
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DEADLINE FOR ACTION
REPOSTING REQUIRED OR NOT
CALL FROM MEETING

IN ATTENDANCE: Chris O'Dell, Pat Strand, George Kane, Todd Crowe, Nigel Staton.
ALSO IN ATTENDANCE: Dana Pepper, Lynne Reardon, Julie Preger.