

MINUTES FOR APRIL 19, 2007

NAME	F.L.	SUBMITTAL	RESPONSE
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OPEN MEETING

APPROVE MINUTES FOR MEETING OF APRIL 5, 2007

1.	Lipstein	SR-13	Window/Window Covering 24373 Paragon Place	Approved with conditions. Shade frame to be inside existing cedar frame. Shade to be tobacco color – hardware to be bronze. Window and fan revision to match existing. G.K.
2.	Venn/Salek	S-88	Satellite Dish/Dog Run 23995 High Meadow Drive	<p>Approved with conditions. You are reminded that the covenants provide no noxious or offensive activity may occur on any lot. In addition, according to the covenants no animals may be kept in any manner so as to create a nuisance. Barking dogs are considered a nuisance. You must control your dogs and their barking at all times. In addition, you must control any animal waste and smell so as not to be a nuisance to neighbors.</p> <p>Dog run to be constructed of same material, with the same design and color as house siding to provide the appearance of being compatible with and integrated with the house.</p> <p>Dog run to extend no more than 5' (five feet) beyond upper deck. Dog run design and color to match upper deck. Plant three spruce trees to comply with Sable requirements.</p> <p>C.O.</p>
3.	Sikes	S-140	Awning/Enclosure 23957 Deer Valley Road	Approved with conditions. Storage room enclosure under stairs approved. Siding to match house siding in design and color. Awning approved in solid taupe color (no stripes on patterns)-retract when not in use. Install 1 inch below eave as specified in attachment 5. Motorized drive to be hard wired or with new hidden outlet.

				G.K.
4.	Senovich	14-164	Deck Addition 1338 Southridge Court	Disapproved. The ARC needs more information to evaluate your submittal. Please submit elevations that show the design of the gable roof extension and how it ties into the existing roof. Please indicate the type and size of the column/post supports for both the roof and deck. If any trees are proposed to be removed an application will need to be submitted. Conceptually the proposed deck extension is acceptable. T.C.
5.	Vissa/ Blackman	14-68	Roof 2280 Juniper Court	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. PLEASE NOTE: If any changes are made to this approval, a resubmittal is required. C.O.
6.	Flynn/Slack	14-61	Landscape 2204 Foothills Drive South	Approved with conditions. Approval (lasts 1 year) so 3 rd phase will need reapproval. Flagstone steps should be brown/grey tones. C.O.
7.	Genesee Village Master	Sable	Deck/Roof/Paint Genesee Village Clubhouse	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. PLEASE NOTE: If

				<p>any changes are made to this approval, a resubmittal is required.</p> <p>Paint in Scheme 8, Sable Village HOA palette. Roof approved as Rocky Mountain Cobblestone concrete tile. Pool fence – paint to building body. Deck - discourage TREX Winchester Grey – Please resubmit selected TREX color. ARC suggests TREX Madeira color as one choice. Gutters- color matches Fascia. Downspouts match walls. G.K.</p>
8.	Genesee Village Master	Sable	Tree Removal Genesee Village Master Association	<p>Approved with conditions. The tree cutting is approved for immediate implementation. Please make sure no more than two years firewood is stacked on any lot. Trees to be cut within 3" of the ground. All other debris to be removed from site.</p> <p>Fence approved in concept. Unfortunately the fence being electrified is a violation of the County's official development plan. ARC will ask the Foundation Board for permission to get county approval to install low voltage fences of a temporary nature (3 years) for this purpose throughout Genesee at its May meeting. Should you wish to proceed on your own with the county you may do so, but the fence must be similar to the Hoogheem's, of low voltage, no taller, in place for no more than 3 years and you must talk to the other neighbors along the edge of the aspen grove and take into consideration their comments about the looks of the fence.</p> <p>C.O.</p>
9.	Jansen	11-86	Notice of Completion 864 Aster Way	<p>Approved. Thank you for your notice of completion.</p> <p>C.O.</p>
10.	Cleek/Withrow	9-316	Landscape 2365 Stonecrop Way	<p>Approved with conditions. 10-12 foot tree replaces ponderosa pine. Please consider protecting new tree plantings from wildlife until established. No chicken wire or chain link allowed. Please see the attached guidelines. C.O.</p>

11.	Weiman	14-23	Paint/Deck/Roof Replacement 24998 Foothills Drive North	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. PLEASE NOTE: If any changes are made to this approval, a resubmittal is required. Considering the high visibility of your house, ARC disapproves light stucco color selected (Benjamin Moore #AC-31) and approves darker stucco (Benjamin Moore #985-sample attached). Natural buff flagstone is approved. Timbertek cedar plank deck and railings approved. Dark roof (Decra stone Shadowood color) disapproved. (dark roof will make house hotter and will detract aesthetically). ARC approves Decra stone shingles in Weathered Timber color (Sample in office and on 25080 Montane Drive West). G.K.
12.	Burczyk	14-36	Notice of Completion 25118 Foothills Drive North	Postponed to next meeting 5/3/2007.
13.	Rohmer	14-186	Deck/Air Conditioning/ Statues/Landscape/Paint 1278 Northridge Court	Approved with conditions/Lions Disapproved. New Stucco, landscaping, deck expansion, and TREX saddle color approved. New house colors approved. Lions disapproved. AC unit okay; extend screen wall from corner of the house (adjacent to gas meter) to deck post (3ft high) and side and stain to match house. We understand that you have recently installed some black driveway lights without approval. Please paint the lights the same color as the lights on the garage and stucco wall. C.O.

MINUTES
 ARCHITECTURAL REVIEW COMMITTEE
 APRIL 19, 2007
 PAGE 5

14.	Turpenoff	2-49	Driveway Replacement 1713 Sand Lily Drive	Approved with conditions. The North and West sides of the new pad must have a dry stack retaining wall made of native granite or moss rock. Stall to be 15-20 feet deep and 12 feet wide. Tree shown to be removed as is Juniper tree to the west of the new pad. Retaining walls to protrude 3-4" above parking pad to provide a curb stop. No flags or other markers. New pad to be paved with asphalt or another material submitted to the ARC for approval. Spreading the slope of driveway as long as such does not protrude onto the Foundation's easement is approved. The rock outcropping shall not be affected during this process. C.O.
15.	Stirrat	SR-31	Deck Replacement 1329 Pomegranate Lane	Approved with conditions. Deck extension approved in cedar to match existing. New front door approved – Pine Crest single door. Sidewalk covering over existing in Arizona Buff flagstone approved. Decorative stone boulder approved. G.K.
16.	Landmark Building Systems	8-120	Response to Conditions 1735 Foothills Drive South	Approved with conditions. The stucco, new roof, removal of stone, new windows (except in the sitting room) and the remainder of the changes are approved. We understand you will talk to the neighbors and your new owner about the windows in the sitting room. Please let us know the outcome by Monday. The ARC will consider the outcome of your discussions by email on Monday and get you an answer at that time. If your owner decides to stay with the original configuration of the sitting room windows, no further approval is necessary, but just let us know for our file. C.O.
17.	Steh	14-193	Response to conditions 1169 Northridge Court	Deferred for 2 weeks. C.O.

MINUTES

ARCHITECTURAL REVIEW COMMITTEE

APRIL 19, 2007

PAGE 6

Present: O'Dell, Crowe, Kane, Staton

Also in attendance: Erin Elston, Gay Zaccaro, Stan Russek, John A. Rummans, and Dana Pepper

DEADLINE FOR ACTION

REPOSTING REQUIRED OR NOT

CALL FROM MEETING