

MINUTES
 ARCHITECTURAL REVIEW COMMITTEE
 APRIL 20, 2006
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 MINUTES/AGENDA FOR APRIL 20, 2006

NAME	F.L.	SUBMITTAL	RESPONSE
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OPEN MEETING

APPROVE MINUTES FOR MEETING OF APRIL 6, 2006

1.	Leibold	14-147	Roof 1415 Tamarac Drive	<p>Disapproved. Thank you for submitting your request. 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. While the ARC approves your choice of color, Autumn Blend, Certain Teed Presidential AR is not on the approved list of roofing materials. It may be possible that this is a new material that the ARC may consider adding to the approved list. If you would like to proceed with your project using Certain Teed Presidential Shake TL (Autumn Blend), the ARC approves. If you would like to submit a sample of the AR roofing material, the ARC will consider it. The other aspects of your project (replacement of skylight, gutter, and temporary dumpster) are approved. Please advise us of your plans regarding AR vs TL. D.W.</p> <p>Diane confirmed with CertainTeed that the AR series is indeed the former Presidential series...AR is a new label added to their products for Algae Resistant. Diane got email approval from COD, GK and MG to verbally let the Liebold's know they could move forward with their project using the CertainTeed Presidential Shake AR (5/24/06)</p>
2.	Pasquini	14-115	Front Entrance Upgrade/Light 25814 Bristlecone Court	Approved with conditions. The ARC approves your plans as described in your

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				3/30/06 request. Please submit a Notice of Completion once the work is complete. Also the ARC would like you to use 20W max bulbs in the exterior lights. D.W.
3.	Brasch	11-37	Windows to Door 1027 Dogwood Drive	Approved with conditions. Doors and frame to match existing. Install concrete ground-level landing to meet code. G.K.
4.	Oppenheimer	11-80	Notice of Completion 865 Aster Way	Approved. Thank you for your Notice of Completion. ARC suggests satellite dish be painted to match house color. G.K.
5.	Chiarella	14-81	Notice of Completion 2401 Juniper Court	Approved. Thank you for your Notice of Completion. The trees were not planted. Please resubmit if you want to plant in the future. C.O.D.
6.	Rogols	S-1	Landscape/Tree Removal 23573 Pondview Place	Approved with conditions. It appears some of these trees may be planted on homeowners association open space. If so, please obtain specific permission for this as well as general permission to plant the trees. Provide a copy of this permission to the Foundation. The fir trees must be one of the following types only: Ponderosa Pine or Blue Spruce (green color only). If you want to use another variety, please submit the exact variety for approval. Tree Removal approved with conditions. C.O.D.
7.	White	9-329	Deck Addition/Change 2252 Montane Drive East	Approved with conditions. The gazebo is approved. We prefer the wooden roof. The metal roof would be acceptable, but in a more muted color. If you want to use metal roof, please submit another color. C.O.D.
8.	James	14-103	Tree Removal 2289 Holly Court	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. Please submit Notice of Completion once finished. D.W.
9.	Breindel	9-299	Notice of Completion 2193 Montane Drive East	Approved. Thank you for your Notice of Completion. Beautiful job. Thanks for this dramatic improvement. We don't know whether the air conditioning unit is new. We would prefer that it be painted to match the siding color. This is a minor detail and because of the position, we are not requiring it. C.O.D.
10.	Hardy	14-188	Notice of Completion 1279 Northridge Court	Approved. Thank you for your Notice of Completion. D.W.
11.	Beck	S-144	Notice of Completion/Stain 722 Calgary Way	Approved. Thank you for your Notice of Completion. C.O.D.
12.	Briggs	11-93	Notice of Completion/Tree Removal 932 Gilia Drive	Approved. Thank you for your Notice of Completion. C.O.D.
13.	Bullock	14-172	Tree Removal 1369 Southridge Court	Approved with conditions. Thank you for your Notice of Completion. 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"

				<p>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. The ARC approves your request to remove the marked 13 Aspen trees and 1 marked pine tree. The ARC also approves your request to plant 10 Aspen trees to replace those that you are removing. Please submit a Notice of Completion once the work is finished. D.W.</p> <p>Diane rec'd a call from Jane Bullock requesting clarification of our approval. Our approval stated that 1 pine tree could be cut, while there really are 2 pines that are in need of removal. Diane took photos of the tree in question (see file) that is being held up by 2 cables. She rec'd email approval from COD and GK to tell the homeowner that this is acceptable to remove as well (05/01/06).</p>
14.	Schlossberg/ Gucker	12-252	Landscape/Play Equipment 23596 Currant Drive	<p>Approved with conditions. Play equipment is approved as submitted. Please sign, notarize and return enclosed "Use Restriction Agreement" not later than May 15, 2006. Landscaping is approved as submitted, with the exception that the northern most of the three blue spruces is to remain (not be moved) in order to enhance the view of the house from the street below. Addendum on 4/25/06. In a meeting with Shelly Schlossberg the following were approved by ARC: 1. Relocate remaining spruce tree east of house from its present location to a position further south to avoid alignment with view of city lights from inside house. 2. Plant Aspen trees on east side of house to enhance landscaping. 3. Plant one or more trees on southwest corner of lot to shield neighbor's play set. 4. Submit Notice of Completion not later than April 24, 2007. 5. See attached protecting landscape from</p>

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				deer/elk damage guidelines. G.K.
15.	McCrimmon	10-16	Windows/Doors 24245 Choke Cherry Lane	Approved with conditions. New windows to be beige color. Window frames around new windows to remain same color as house siding, as existing. Beige and white only color choice in windows. G.K.
16.	Nelms	11-88	Notice of Completion 810 Genesee Ridge Road	Approved. Thank you for your Notice of Completion. G.K.
17.	Gerganoff	10-5	Construction Check 24276 Choke Cherry Lane	Review May 4, 2006. C.O.D.
18.	Berdie/Lambert	9-262	Landscape 1653 Montane Drive East	Approved. The ARC approves your request to install small 1" gray toned granite for your beds. D.W.
19.	Lenane	9-291	Invisible Fence/Deck change 2053 Montane Drive East	Cancelled per phone call from Ann Lenane. C.O.D.
20.	Moore	8-138	Landscape/Concrete Walk 24658 Foothills Drive North	Approved. C.O.D.
21.	Sable HOA		Review color chart Sable HOA	Reviewed. C.O.D.
22.	Smith	12-218	Windows 1184 Snowberry Drive	Approved with conditions. We understand that the owner will be coming in within the next year to redo the outside in a different more complimentary color to the windows. C.O.D.
23.	Hannemann	9-256	Resubmittal Deck Addition 23980 Shooting Star Drive	Approved with conditions. The ARC approves your proposed deck plans. Please make certain that the deck support posts are painted to match the Woodland Brown trex color. The ARC would also approve of support posts of the Woodland Brown trex material. Please submit a Notice of Completion once the work is complete. D.W.
24.	LaDuke	12-253	Response to conditions	Approved. Yes, we understand the old

			23566 Currant Drive	door is to be replaced. The new door must be painted to match the house color. C.O.D.
25.	Cogorno	14-171	Tree Removal 1375 Southridge Court	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. D.W.
26.	Kay	GR-14	Extension of time 23549 Shingle Creek Drive	Approved. Extension of time to 5/31/06. C.O.D.
27.	Ord	2-57	Final 24110 Shooting Star Drive	Disapproved. The ARC has reviewed your submittal and requires the following items to be addressed and resubmitted: <ol style="list-style-type: none"> 1. Provide elevations that depict the proposed color scheme of the various stucco samples submitted and how they will transition between colors and surfaces. 2. Submit alternate metal roof samples as follows: aged metallic; weathered metallic; and natural metal finishes. Provide these samples in the darker grey color as discussed at the meeting, so that the ARC can evaluate the correlating reflectivity of each. 3. Clarify material being used on entry

				<p>roof feature (s).</p> <ol style="list-style-type: none">4. Solar panels are ineffective and inefficient given the shallow slope of the roof. The panels in the center will be further rendered ineffective, due to the shadows cast by the flanking chimneys.5. Court area drainage is still problematic given the tributary area of roofs shedding onto this interior court. Given the use of metal roofing, snow will tend to slide off the roof(s) circumventing the gutters. Although "area drains" are called out they are not detailed or sized. Please indicate the means of collection and distribution of runoff as well as the locations that the drain pipes will be day-lighted and how erosion control will be handled at these day-light locations. The ARC would also like some information as to how these drains will be protected from freezing. Please indicate gutters on the roof plan and correlating downspouts.6. In general it appears the most salient issues (items 5, 6 & 9) of the previous 1/5/06 response were ignored. Conceptually, the design has merit however it seems more suited for a temperate/non-alpine environment. The ARC feels the resolution of the roof forms and intersecting roof planes are key to giving the house a more cohesive appearance. Currently, the roof forms give the design the appearance of a collection of parts. While this may be the design intent, the resulting massing is not sympathetic to, nor compatible with the context of the adjacent homes, as is required in Section 2.3.2 of the ARC Standards.
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				<p>7. If incorporated, the solar panels must be integrated into the slope of the roof and the frame, curb and flashing must match the roofing material.</p> <p>8. The landscape plan is disapproved. Additional clarification will be required and the landscape plan and site plan must reflect the same grading and hardscape. Our landscape architect, Mike Gasper, will be contacting you and your landscape designer to discuss the plan in more detail.</p> <p>9. The grading up against the northwest corner of the house needs to be fattened to no greater than 4:1. This will move the swale slightly north. This is needed to visually integrate the building with the site.</p> <p>10. Additional steps should be added to reduce the slope of the entry walk. Currently the walk is shown at approximately 10%.</p> <p>T.C. & M.G.</p>
28.	Clemons Borland	14-425	Review conditions 23776 Rockrose Drive	Call/Letter. Spoke with Mrs. Clemons 4/14/06. Tenants and trampoline to be removed by 6/30/06. Told her with the Foundation schedule between now and then we wouldn't get to removing the trampoline before then. C.O.D.
29.	Barton/Wolff	GR-19/20	Response to conditions 1600 Baneberry Lane	Approved. The color FS#64 is approved, but the finish we approve is on color #14. C.O.D.
30.	Stewart	14-31	Construction Check 25518 Foothills Drive North	Approved. The ARC has visited the property and appropriate actions have been taken to prevent erosion. Pictures have been added to the file. D.W.
31.	Wosk	2-29	Letter re: 24149 Shooting Star 1606 Shooting Star Drive	Letter. ARC inspection shows construction is in accordance with approved plans. The tree on open space (smaller of two) may

				not be damaged, but if it is owner agreed to replace it. If tree on Porter property dies, Porter must apply to ARC for tree removal. Intrusion on open space was approved 12/2/04 and is as submitted. Hot tub installation behind six-foot stucco wall was approved 10/21/04. G.K.
32.	Heiney/ Barringer	8-174	Tree Removal 25060 Montane Drive West & 25080 Montane Drive West	Approved with conditions. 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.D.
33.	Ray	SR-5	Notice of Completion/Dog Run 24191 Jerome Court	Approved. Thank you for your Notice of Completion. G.K.

DEADLINE FOR ACTION
 REPOSTING REQUIRED OR NOT
 CALL FROM MEETING

Attending: Chris O'Dell, George Kane and Diane Wein