

MINUTES/AGENDA FOR APRIL 6, 2006

NAME	F.L.	SUBMITTAL	RESPONSE
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OPEN MEETING

APPROVE MINUTES FOR MEETING OF MARCH 16, 2006

1.	Eagle	14-152	Deck Addition/Change/Stain Paint/Landscape 25687 Foothills Drive South	Approved as submitted. House siding color (Ralph Lauren Naturals, color Marsh Grass) and front door color Rosewood NA26) are approved. Rock deck pillars and matching address pillar in Coronado Aspen (design/color) are approved. G.K.
2.	Renner	8-117	Tree Removal 1754 Foothills Drive South	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.
3.	Bohn	14-173	Deck Addition/Change Garage Addition 1614 Tamarac Drive	Approved with conditions. Thank you for submitting your request. The ARC approves your request to build a deck off the front of your home per the specifications described in your submittal of 3/16/06. Please submit a Notice of Completion once the work is complete. Please make certain that the remodeled garage matches the existing color of the house. D.W.
4.	Israel	S-15	Stain/Paint 23776 Sunrose Lane	Approved with conditions. Base color and deck color approved. Trim color to be Benjamin Moore Chocolate Mousse, Bar Harbor Beige or Desert Tumbleweed or some color by a different manufacturer. You must submit the trim color to Genesee Village Association for approval. The Adobe Beige is approved as a trim color. C.O.D.

5.	Berdie/Lambert	9-262	Invisible Fence Landscape 1653 Montane Drive East	Approved with conditions. The ARC has reviewed and approved your submittal with the following conditions. 1) The invisible fence must be installed so that the buried fence wire is no closer than ten (10) feet to all property lines. 2) You should consider excluding your driveway and front entry to allow for deliveries, mail and pedestrians to approach your front door without being confronted by your dog. Please note that electric fencing is not a substitute for personal control. Electric fencing will not preclude the fenced dog from barking nor children or other visitors to your property from crossing the fenced area and confronting your dog. You are responsible for your dog at all times. 3) After 30 days be sure to remove the small flags marking the perimeter of the electric invisible fence. Landscape postponed to April 20, 2006. C.O.D.
6.	Bechtholdt	8-143	Notice of Completion/Addition 1765 Foothills Drive South	Approved with conditions. Thank you for your Notice of Completion. <ol style="list-style-type: none"> <li>1. The vent which is not painted on the new chimney stack on the west side of the house must be painted to match the stucco color.</li> <li>2. Please remove stair covers and dumpster as soon as possible. If this is to be done later than June 1, 2006, please let us know.</li> </ol> All other work approved. Nice job and nice addition to your house. C.O.D.
7.	Gerganoff	10-5	Construction Check 24276 Chokecherry Lane	Postponed to April 20, 2006. C.O.D.
8.	Mund	8-99	Proposed Garage Addition 1664 Foothills Drive South	Letter. We looked at your site. We have concerns about the length, visibility from Foothills Drive and slope of the possible driveway. We are concerned that this will be a very long, steep, visible driveway. We are concerned that large retaining walls might be necessary. While certainly some

				of the visibility could be screened using Evergreen trees and other plantings, this may not be enough. We would suggest that as a next step you have an engineer look at the potential driveway, its slope, the necessary retaining walls and other engineering issues as well as stake the mid-point of the driveway. This information would give us a much better idea of whether we might approve this. We don't need final engineering, just rough estimates. Have you spoken to your neighbors to the north? It might be wise to get their input as they will see both the drive and garage. Please call if you want to discuss further. C.O.D.
9.	Talley	NB-2	Response to conditions 24027 Genesee Trail Road	Approved. No further action. C.O.D.
10.	Haas	7-92	Notice of Completion 24074 Sumac Drive	Approved. Thank you for your Notice of Completion. We note that the window installer left several places on each window frame with paint/wood chipped off. While we are not requiring this (because there is no visibility except up close) you should consider painting these areas to prevent future damage to the wood. C.O.D.
11.	Dunlap	14-6	Deck Railing 24837 Foothills Drive North	Approved with conditions. The ARC approves your request to replace the deck railing at your front door according to the specifications described in your 3/20/06 submittal form. Please submit a Notice of Completion once the work is complete. D.W.
12.	Narans	2-55	Response to conditions 24150 Shooting Star Drive	Approved with conditions <ol style="list-style-type: none"> <li>1. The work must be completed by May 15, 2006.</li> <li>2. It might be preferable for you to use the three rocks along the north side of the driveway along with the rock at the top of the driveway to rebuild the rock outcropping. If you choose instead to bring in new</li> </ol>

				<p>rocks, you must notify the Foundation when the new rocks are on site and give the ARC 48 hours to approve the actual stones <u>before</u> placing the new stones. If you want to use the stones which are along and at the top of the driveway, to rebuild the outcropping you may do so with out our further approval, but in accordance with our prior requirements. If you choose to use the old stones to rebuild the rock outcroppings, you may replace the three rocks along the north side of the drive with similar rocks without the ARC's prior renew.</p> <ol style="list-style-type: none"> <li>3. All areas disturbed by the work must be reseeded.</li> <li>4. The ARC is not convinced that painting the window frames will be a permanent solution. If the paint does not adhere, you or the subsequent owner will be required by the provisions of the Declaration to maintain the paint on these window frames or replace the windows if the paint cannot be maintained.</li> </ol> <p>cc: Bev LaDuke C.O.D.</p>
13.	Wenker	11-37	Dumpster location 1027 Dogwood Drive	Approved with conditions. As long as roll-off placed in driveway to one side or the other, this is acceptable. C.O.D.
14.	Barton/Wolff	GR-Lot 19/20	Response to conditions 1600 Baneberry Lane	<p>Approved with conditions.</p> <ol style="list-style-type: none"> <li>1. The stucco color boards (3 colors and 2 textures) will be provided at our next meeting (April 20, 2006). The ARC will choose one of the colors and one of the textures at that time.</li> <li>2. See Detail A-6 on stone cap. Stone cap is required.</li> </ol>

				<p>3. We find the lighting detail to be acceptable.</p> <p>4. See Todd Crowe's notes regarding various items circled in yellow on the approved plans. These notes are to be complied with.</p> <p>C.O.D.</p>
15.	Morris/Zeitler	14-38	Deck Addition/Tree Removal 25318 Foothills Drive North	<p>Approved with conditions. Deck pipe railing to same color as house color. 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.</p> <p>G.K.</p>
16.	Collings	14-32	Recheck Construction 25288 Foothills Drive North	<p>Approved with conditions. Paint vents, flashing and underside of deck per ARC response form dated 12/1/05. Requirement to paint deck is specified on drawing #A1.2 dated 6/30/04, received by ARC 7/2/04. Per discussion during ARC visit with owner on 4/3/06, painting will be completed this spring subject to weather. Please submit ARC Notice of Completion not later than June 1, 2006. G.K.</p>
17.	Wosk	2-29	Recheck Construction 1606 Shooting Star Drive	<p>Disapproved. There were three conditions to respond to: 1. The ARC approves the completion of the frosted glass on the driveway light. 2. The ARC requests the vents and flashing on the new roof be painted to match the roof. 3. The ARC requested that a 10 foot tree be planted to replace the one removed for the construction. The ARC approves your request to plant another Ponderosa Pine. Please have items #2 &amp; #3 completed by</p>

				5/31/06 and submit a Notice of Completion once the work is finished. D.W.
18.	Clemons	15-425	Recheck Construction 23776 Rockrose Drive	<p>Letter. On December 15, 2005 the Genesee ARC approved with conditions the placement of a trampoline on the property known as 23776 Rockrose Drive in Genesee. The approval was conditional on the placement of the trampoline on the property and the planting of two trees to screen the trampoline from Shooting Star Drive.</p> <p>The trampoline was placed on Genesee open space. It is clearly not on the lot known as 23776 Rockrose Drive. In addition, no submission had been made concerning the planting of the two trees.</p> <p>On January 19, 2006 I called and tried to speak with the Borland's concerning this matter. I left a message on their answering machine. To date, I have not received a return call.</p> <p>The trampoline remains on Genesee open space.</p> <p>We urge you to take care of this matter. Unfortunately, if we do not hear from you by our April 20, 2006 meeting, we will need to refer this matter to the Board for action. Please be aware that since the trampoline is currently on open space, the Declaration of Genesee allows the Genesee Foundation to remove the trampoline and bill the cost of doing so to the owner of the property.</p> <p>We hope that no such action will be necessary and that you will move the trampoline onto the lot and submit for approval of the location of the two trees which were required to be planted.</p> <p>Thank you for your attention to this matter. If you would like to speak with me, please feel free to call me at work (303-436-9200) or home (303-526-0149). C.O.D</p>
19.	Deitemeyer	11-73	Recheck Construction 23495 Bluestem Drive	Approved with conditions. Tan windows approved, but some touch up work required

				where tan paint overlaps green siding. G.K.
20.	Hannemann	9-256	Deck Change 23980 Shooting Star Drive	Disapproved. Thank you for submitting your request for your proposed deck project. In concept, the ARC understands your project; however we need more information to make a complete decision. Please submit the following: 1. Samples of 2 Trex colors (Saddle and Woodland Brown). 2. A drawing of the side view of the deck showing elevation and the posts. The ARC needs to see what the posts will look like and how they will be reinforced. D.W.
21.	Johnson	2-1A-A	Resubmittal Landscape 1537 Shooting Star Drive	Approved. G.K. & M.G.
22.	Werle	P-18	Dog Run 23705 Bluestem Drive	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. 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. Fence to east of center patio to be no more than five feet from center post of patio. G.K.
23.	Lenane	9-291	Invisible Fence/Deck change/ Notice of Completion 2053 Montane Drive East	Invisible fence and deck change postponed to April 20, 2006. Notice of Completion approved. The ARC approves the work completed from your original approval of 6/2/05, 4/21/05 & 5/4/05 (landscaping fire pit). We'll wait to see your plans for the proposed enclosed area under your deck. D.W.
24.	Johns	11-119	Extension of time	Approved with conditions. Please complete

			1030 Genesee Ridge Road	work by July 1, 2006. C.O.D.
25.	LaDuke	12-253	Door into garage 23566 Currant Drive	Approved with conditions. The ARC approves your selected door style (3/4 Lite). The ARC approves plain glass in this door style. If you are considering a glass pattern, the ARC would like you to choose a simple pattern. Of those presented, the only acceptable pattern is Essex. Please also make sure that you adhere to the condition from ARC response form 6/16/05. Paint lower (garage) door to match house color (same color, same stain/paint). D.W.

DEADLINE FOR ACTION  
 REPOSTING REQUIRED OR NOT  
 CALL FROM MEETING

Attending:

George Kane  
 Chris O'Dell  
 Diane Wein

ADDITIONAL MINUTES:

Hoogheem at 1621 Baneberry Lane

Approved with conditions Aspen Grove

The cutting of Aspen trees is approved. Trees must be cut to within three inches of the ground. All cut material must be removed from the site or if retained for firewood stacked neatly on site and used within two years after cutting. The suggested re-routing of stream flow to create sheet flow is approved. The electric fence is approved to a height of eight feet. The six main support posts should be made from wood which blends as well as possible with the surroundings. It is possible to use some of the wood cut as the posts? The fence is temporary only for two – three years as per the provided report until the aspen grove has re-established itself. After that time, the fence shall be removed.

Thank you for undertaking this project.

Emergency posting and approval due to onset of spring, late delivery of report by contractor suggested by ARC and the fact that we would lose an entire year if don't proceed now. C.O.D