

MINUTES/AGENDA FOR AUGUST 16, 2007

NAME	F.L.	SUBMITTAL	RESPONSE
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OPEN MEETING

APPROVE MINUTES FOR MEETING OF AUGUST 2, 2007

1.	Morales	8-97	Deck Addition/Change 1614 Foothills Drive South	Approved with conditions. 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. Timbertech railing with square steel vertical rods (per sample) approved in cedar color. Trim approved to match garage doors (cedar color per photos). G.K.
2.	Gosink	SR-14	Notice of Completion 24363 Paragon Place	Approved. Good addition – Looks nice. G.K.
3.	Griffin	9-293	Notice of Completion 2083 Montane Drive East	Approved. Darker color garage door looks good. G.K.
4.	Phillips	8-123	Notice of Completion 1645 Foothills Drive South	Approved. The roof looks nice – Thank you. G.K.
5.	Krygowski	14-37	Response to conditions 25238 Foothills Drive North	Approved - Roof vents. Disapproved – Pipe Radon Vent. Thank you for painting the roof vents. The radon vent is a relatively easy job to complete and the current situation is unapproved and not visibly acceptable. Please paint the radon pipe by September 15. C.O.

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6.	Weltman	8-101	Tree Removal 1674 Foothills Drive South	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. G.K.
7.	Sander	14-198	Construction Check 858 Northridge Court	Disapproved. Debris must be removed not later than 9/15/07. G.K.
8.	Anderson	8-96	Windows/Lights Notice of completion (3)	Approved – Notice of completion deck/concrete/tree removal Approved – Windows Approved with conditions – lights Regarding the lights, no plan was submitted. Please submit plan for light location and please refer to ARC 2007 standards section 2.3.11 regarding light source visibility. If lights replace existing lights, and sections 2.3.11 is followed, lights are approved. G.K.
9.	Kozlowski	9-350	Landscaping 2428 Bitterroot Lane	Approved. Please consider protecting new tree plantings from wildlife until established. No chicken wire or chain link allowed. Please see the guidelines located on the website under ARC. Plan and plantings

				approved. Please avoid straight lines in tree planting favoring instead naturalistic configurations. If spruce is Colorado spruce please avoid blue variety. Ensure tree plantings avoid utility easements. With regards to regrading please ensure: 1) control erosion including where new soil added, lay same in separate compacted and scarified lifts. N.S.
10.	Hagan	6-73	Driveway Replacement 23799 Shooting Star Drive	Approved with conditions. Understand concerns about accentuating entry. Recommend moving new drive entry to other side of tree to minimize impermeable paving. Consider also (for same reasons) removal of existing drive from connection point to new drive to street. N.S.
11.	Schones	7-88	Windows 24124 Sumac Drive	Approved. C.O.
12.	Patten	9-280	Roof 2062 Montane Drive East	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. Approved Gerard Canyon shakes, country blend pattern. G.K.
13.	Lenane	9-291	Yard Sculpture 2053 Montane Drive East	Approved. G.K.

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14.	Cook	6-77	Sketch Drawings 23983 Shooting Star Lane	Comments. The owners will resubmit another sketch plan at the next meeting based on comments of the ARC and neighbors. C.O.
15.	Antony	13-400	Tree Removal 1335 Lupine Way	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. G.K.
16.	Rose	8-126	Tree Planting 1635 Foothills Drive South	Approved. Please consider protecting new tree plantings from wildlife until established. No chicken wire or chain link allowed. Please see the guidelines located on the website under ARC. Russian hawthorne and Colorado blue spruce (green variety) approved. N.S.
17.	Sinclair/ Swiatek	14-33	Play Equipment 25298 Foothills Drive N.	Approved with conditions. You must sign the attached Use Restriction Agreement before a Notary Public. There is a Notary Public in the Foundation Office. Parts to any piece of equipment must be green, brown or black. <u>Blue</u> , red and yellow are

				not allowed. Pads to trampoline are restricted to the same colors. Play equipment approved except blue colored parts. Blue colors are not allowed per section 2.5.3 of the 2007 ARC standards. Please paint the blue parts earth color with spray paint not later than October 1, 2007. G.K.
18.	Ord	2-57	Roof Snow Guard 24110 Shooting Star Dr.	Approved with conditions. Make sure your contractor paints snow guard, 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.
19.	Glenn	A-2	Tree Removal 24396 W Currant Dr	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. G.K.

20.	Brown/Alpert	14-84	Roof 2451 Juniper Ct.	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. Approved Presidential TL, weathered wood pattern. ARC notes that asphalt shingles tend to raise the home interior temperature 5-10 degrees F. G.K.
21.	Artus	9-353	Notice of completion Driveway Replacement 2429 Bitterroot Ln	Approved. G.K.
22.	McMonigle	S-131	Deck and Entrance Change 24137 Deer Valley Road	Approved with conditions deck/entrance. 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. Spiral stair railing to match deck railing. All conditions listed in 6/21/07 response must be adhered to as well. Prior to construction applicant must obtain Sable HOA approval. Please clarify whether walkway will be decking or concrete, if concrete the ARC prefers the concrete be colored. Please clarify which column design submitted is selected. Exposed wood portions of column to be stained to match the residence. T.C.

23.	Preserve	Open Space	Utility Easements	Approved with conditions. Disturbed land to be regraded to original grade one year after grading to be supplemented if necessary. Revegetate with Genesee seed mix. If any trees are damaged then must comply with replacement requirements: Replace 2 for 1. If damaged trees are more than 10' then replacement trees to be of same height or higher. Must comply with construction regulations, copy attached. Require submittal of parking plan for approval. N.S.
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IN ATTENDANCE: Chris O'Dell, George Kane, Nigel Staton, Todd Crowe (Pat Strand absent).

ALSO IN ATTENDANCE: Ann Lenane, Jim White, Lee White, Brian Rose, Don Sommer, Paula Sommer, Melody Morales, Kim Porter, Jane Fleener Stuart Gunckel.

DEADLINE FOR ACTION

REPOSTING REQUIRED OR NOT

CALL FROM MEETING