

MINUTES FOR JULY 19, 2007

NAME	F.L.	SUBMITTAL	RESPONSE
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OPEN MEETING

APPROVED MINUTES FOR MEETING OF JULY 5, 2007

1.	Norvell	8-168	Play Equipment 25180 Montane Drive West	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. Blue, red and yellow are not allowed. Pads to trampoline are restricted to the same colors. The new trampoline is approved in its current location but the blue pads must be replaced with black, dark brown, or dark green pads. Primary colors such as the bright blue are not allowed. See 2007 Standards section 2.5.3. The trampoline is very visible from Miners Mile trail. Please replace pads and sign use restriction agreement by August 15, 2007. See copies of websites selling appropriate color pads attached. C.O.
2.	Long/Swendig	14-159	Stain 1455 Tamarac Drive	Approved. C.O.
3.	Collings	14-32	Address Numbers 25288 Foothills Drive North	Approved with conditions. House numbers are beautiful and approved. The declaration requires that the light source on any outside light must not be visible. See declaration Section 2.3.11 of 2007 design standards. Therefore, you must either choose a different light fixture or frost the glass of the fixtures chosen. The foundation office has cans of frosting agent if you want to use it. The additional 2 lights on the garage wall are approved. C.O.
4.	Braun	2-45	Replacement Window 1723 Sand Lily Drive	Approved with conditions. Provide architectural drawings: please pay particular attention to intersection of bay

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				<p>window with railing wall. Window clad color to match existing. All exterior finishes and colors to match existing. T.C</p>
5.	Van de Bogart	8-171	Lights 25110 Montane Drive West	<p>Approved with conditions. Approved for night lighting only. G.K.</p>
6.	Allwein	S-155	Windows 822 Calgary Way	<p>Approved with conditions. Middle window (double hung) to be replaced to match adjacent windows per Sable guidelines. Double hung window may be replaced with casement window if ventilation is required – subject to approval by Sable. G.K.</p>
7.	Moore	NB-8	Roof/Paint/Door 24188 Genesee Trail Road	<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. PLEASE NOTE: If any changes are made to this approval, a resubmittal is required. Roof color to match sample color provided. House color approved Rocky Ridge and Echo Valley. G.K.</p>
8.	Ord	2-57	Color Chart 24110 Shooting Star Drive	<p>Approved. Driveway color Omaha Tan. C.O.</p>
9.	Sparks	12-215	Roof 1124 Snowberry Drive	<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</p>

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				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. GAF Canyon shingles approved. Submitted color (Sedona Sunset) disapproved. ARC approves Mission Brown color to complement your house color. G.K.
10.	Naylor	13-17	Roof Product Change 1116 Preserve Circle	Approved with conditions. Subject to same conditions as our May 17, 2007 approval. C.O.
11.	Orin	14-138	Lighting Plan 1405 Tamarac Drive	Approved with conditions. The lights in question really need to be replaced. Therefore, you are approved for all with the understanding that they will be turned off when not in use. We ask you to consider whether you really need all of the lights. The affect on your neighbors and because you sit on a highly visible corner is to create a lot of light pollution when the lights don't really seem to serve a practical purpose. We would especially ask that you consider not replacing the lights on the south and east walls. But, the decision is yours. C.O.
12.	Krygowski	14-37	Notice of Completion 25238 Foothills Drive North	Disapproved. A number of the vents from your roof were not painted to match your beautiful new roof. Please have these vents painted to match (per our approval dated May, 3 2007) by August 31, 2007. Thank you. Also, there is a white upside down drain pipe along the side of your house. Please paint to match the siding in the same time frame as the request above. C.O.
13.	Stilp/Akuthota	RT-1B	Fence 23996 Currant Drive	Disapproved. Disapproved as has not been submitted by Owners and has not yet been approved by Townhomes association. Needs to be approved by Townhomes association and then resubmitted to ARC.

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				P.S.
14.	Jaszlics	12-247	Courtesy Review 23796 Currant Drive	Reviewed. The ARC visited your property and concluded that the best solution to containing the Roszell's dog should be an invisible electric fence. ARC suggests that the Roszells reevaluate the invisible electric fence option with a vendor and either repair the existing installation or install a fence which will properly contain the dog. G.K.
15.	Auster	14-35	Addition 25108 Foothills Drive North	Deferred two weeks. T.C.
16.	Watson	13-407	Notice of Completion 1431 Genesee Ridge Road	Approved. Thank you for your notice of completion. Thanks for completing the project. Looks nice. C.O.
17.	Hardin/ Horowitz	2-26	Notice of Completion 1516 Shooting Star Drive	Approved. Thank you for your notice of completion. G.K.
18.	Pray	4-67	Notice of Completion 1580 Genesee Ridge Road	Approved. Thank you for your notice of completion. G.K.
19.	Williams	8-133	Entry Door Replacement 24568 Foothills Drive North	Approved. C.O.
20.	Lerman	13-20	Roof 1136 Preserve Circle	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.

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21.	Lenny	14-182	Deck 1318 Northridge Court	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. Columns to support pole no more than 8 ft apart and at least 6" by 6". C.O.
22.	Ratway	8-187	Play Equipment 1952 Columbine Court	Disapproved. Play equipment is too large to be effectively screened from neighbor's view as required by Genesee ARC 2007 standards, section 2.5.3, "...play equipment which can be seen from...other lots...must be surrounded by fencing or other screening approved by the ARC." G.K.
23.	Steiner	9-328	Siding 2242 Montane Drive East	Approved with conditions. James Hardy material approved. To be painted to match existing cedar color. G.K.
24.	Thompson	S-85	Air Conditioning 23979 High Meadow Drive	Approved with conditions. Approve installation of unit proposed location. Require installation of fence instead of shrub to mask unit around all 3 sides. Fence to match house siding in color, material, and style. N.S.
25.	True/Umpres	14-20	Roof 25077 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. Please be aware

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				that this material does not withstand foot traffic; therefore areas along the sidewalks (which may need painting in the future) should be reinforced below the panels to support potential foot traffic required for maintenance, etc. T.C.
26.	Braun	RT-6B	Request Extension of Time 24086 Currant Drive	Approved with conditions. Extended to 7/19/2008. G.K.
27.	Ekstrom	13-23	Notice of Completion 1176 Preserve Circle	Approved. Thank you for your notice of completion. Address post substitution boulder is not contextual and composition is fuzzy. Drift wood no approved. Suggest balancing appearance of address boulder with large more rugged boulders from the area. Solar lighting not approved. N.S.

IN ATTENDANCE: Chris O'Dell, George Kane, Nigel Staton, Todd Crowe (Pat Strand absent)
 ALSO IN ATTENDANCE: Sieglinde McConnell, Tracy Auster, Joe Auster, Dick Burczyk, Laura Burczyk, John Steiner.
 DEADLINE FOR ACTION
 REPOSTING REQUIRED OR NOT
 CALL FROM MEETING