

MINUTES FOR JUNE 21, 2007

NAME	F.L.	SUBMITTAL	RESPONSE
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OPEN MEETING

APPROVE MINUTES FOR MEETING OF JUNE 7, 2007

1.	Umphres/True	14-20	Parking Spot 25077 Foothills Drive North	Disapproved. We believe this parking space is on land owned (at least partially) by the Genesee Foundation and not simply on a private drive easement. The ARC only has the authority under Section 2 (e)(2) of the supplementary declaration for filing 14 to approve "temporary" parking. What you are proposing does not appear to be temporary but permanent intermittent parking. Therefore, we do not believe that the ARC has the authority to approve your request. We believe that it will be up to the Foundation Board to decide what to do about this matter. There is space in your driveway to park this car, though we recognize this would be inconvenient as far as getting other cars out of your garage. C.O.
2.	Pray	4-67	Roof 1580 Genesee Ridge Road	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 Roof – GAF Timberline Ultra, Pewter Blend. G.K.
3.	Kenworthy	14-131	Solar Panels 25783 Bristlecone Court	Approved with conditions. Solar panels approved with condition that casing that

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				holds panels match with roof color. P.S.
4.	Kruger	S-163	Deck Replacement 23925 High Meadow Drive	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. Approved to replace deck and stair floor surfaces with TREX Madeira color material. G.K.
5.	Tarum	12-238	Notice of Completion 23695 Currant Drive	Approved. Thank you for your notice of completion. C.O.
6.	Spickert	9-313	Notice of Completion 2375 Stonecrop Way	Approved. Thank you for your notice of completion. C.O.
7.	Howe	11-70	Notice of Completion 968 Coneflower Drive	Approved. Thank you for your notice of completion. Roof looks good. G.K.
8.	Ridge Townhomes	RTII	Tree Removal 24396 Currant Drive	Approved with conditions. All trees must be cut within three inches (3") off the ground. C.O.
9.	Gosink	SR-14	Awning 24363 Paragon Place	Approved. G.K.
10.	Hardin/ Horowitz	2-26	Air Conditioning 1516 Shooting Star Drive	Approved. C.O.
11.	Peterson	RT-2D	Tree Removal 23906 Currant Drive	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. Prior to cutting this must be approved by the Second Ridge at Genesee Townhomes Association. C.O.
12.	Bardwell	13-26	Roof	Approved with conditions. Make sure your

			1267 Preserve Circle	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 replacement approved as submitted with above conditions. P.S.
13.	Balter	9-314	Deck 2385 Stonecrop Way	Approved with conditions. Deck and fascia replacement in current configuration is approved. If you need more than one year please ask for an extension. As long as a one is completed at a time, the extension should be no problem. We understand the railing will not be replaced but will be reused. Color sample and product approved. C.O.
14.	Vaughan	11-117	Deck 1014 Wood Lily Drive	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. Railing for new stair and deck to match existing. It was not clear whether new hot tub would be recessed into the new deck (which is preferable) or placed on top. If skirting of tub is exposed it should be painted to match residence. All disturbed areas to be reseeded with Genesee grass mix. T.C.
15.	Collum	13-4	Landscaping 1356 Preserve Circle	Approved with conditions. Size of rocks not to be substantially different from existing size.

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				N.S.
16.	Strand	14-12	Notice of Completion 24947 Foothills Drive North	Approved. Thank you for your notice of completion. C.O.
17.	Lenny	14-182	Notice of Completion 1318 Northridge Court	Approved. Thank you for your notice of completion. Looks great! Thank you for your cooperation. P.S.
18.	Bohn	14-173	Notice of Completion 1614 Tamarac Drive	Approved. Thank you for your notice of completion. Your garage addition is perfect and you have protected your magnificent tree beautifully. You get the gold star award. P.S.
19.	Moore	14-86	Roof 2431 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. Roof and materials/color approved with above conditions. P.S.
20.	Schmidt	12-239	Landscaping 23715 Currant Drive	Approved with conditions. Please consider protecting new tree plantings from wildlife until established. No chicken wire or chain link allowed (see attached guidelines). All is good and acceptable subject to: <ul style="list-style-type: none"> • One Colorado Spruce should be substituted by a shrub (max 6-8 feet high at maturity). This will provide required privacy without crowding existing trees. See attached plan.

				<ul style="list-style-type: none"> • Spruces not to be blue in color. • Bluegrass blend of grass to be substituted by slow growing and low water requirement Fescue as this variety fits in better with context. <p>N.S.</p>
21.	Stein	14-190	Paint 1199 Northridge Court	Approved. Color approved as submitted on sample. P.S.
22.	Niebling/ Klingensmith	14-119	Paint/Addition 25834 Bristlecone Court	Approved with conditions. Given the reduction in the size of the garage coupled with the retention of all trees the ARC approves the garage (less Chris O'Dell) based on the following conditions: 1) South dormer projection on new addition should be moved to the center of the existing garage. Windows are encouraged in lieu of dormer on South side of new garage. 2) Corner trim to be removed at the intersection of new and old and new siding to be run continuous from the new dormer to SW corner of new addition. 3) Siding color: Benjamin Moore #992/Ticonderoga, Trim color: Benjamin Moore #991 Gregè Avenue, Roof: Shadow Grey/Presidential I.R. 4) All adjacent trees to be fenced at the perimeter of canopy (drip line) to prevent root compaction during construction. T.C.
23.	Deardorf/ Keating	14-87	Tree Removal 2391 Juniper Court	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.
24.	De Gaston	11-56	Response to Conditions 959 Coneflower Drive	Disapproved. ARC appreciates the quality of door chosen, and approves the idea of glass panels within the door paneling itself. However, the style is considered inappropriate. The house has clean and simple rectilinear and modern lines and the door is more curvilinear and traditional and as such presents too much of an anomaly. The style of the present door with rectilinear paneling is more in keeping with the architectural style of the house. Something more in keeping with this style with glass paneling inserted would be more appropriate. N.S.
25.	McMonigle	S-131	Deck Replacement 24137 Deer Valley Road	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. Per Sable board the concrete slab is too extensive and is not approved. All post to be 6" x 6" wood and all railing (including stairs) to be replaced and stained to match residence. T.C.

In Attendance: Chris O'Dell, Todd Crowe, Nigel Staton, George Kane, Pat Strand
 Also in Attendance: PK Klingensmith, Jerry Rau, Tom Kenworthy, Karen Keating, and Joan Gosink

DEADLINE FOR ACTION
 REPOSTING REQUIRED OR NOT
 CALL FROM MEETING