

MINUTES FOR JUNE 7, 2007

NAME	F.L.	SUBMITTAL	RESPONSE
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OPEN MEETING

APPROVED MINUTES FOR MEETING OF MAY 17, 2007

1.	Anstine	SR-19	Skylight 24364 Paragon Place	Approved with conditions. Skylight frame and flashing to be painted to match roof color. G.K.
2.	Johnson	10-30	Windows 983 Arrow Wood Drive	Approved with conditions. Trim to be painted to match house. House to be repainted same color. Windows and doors are approved. G.K.
3.	Quirke	14-71	Notice of Completion 2310 Juniper Court	Approved. Thank you for your notice of completion. N.S.
4.	Anderson	10-17	Deck 24285 Chokecherry Lane	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. Storage enclosure to match house siding design and color. New 12' patio door to replace 6' door (to match north door) approved. N.S.
5.	Abady	14-207	Landscaping/Deck 918 Northridge Court	Approved with conditions. Please consider protecting new tree plantings from wildlife until established. No chicken wire or chain link allowed. Please see the attached guidelines. Decking and supports not to interfere with drainage system. Top of deck not to be visible from ground level. Existing planters were not reviewed or approved. Dry river bed rockscape and three aspen trees approved. N.S.

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6.	Wein	14-170	Air Conditioning 1379 Southridge Court	Approved. G.K.
7.	Duboff	14-54	Front Steps 2114 Foothills Drive South	Approved. G.K.
8.	Pugh	13-401	Notice of Completion 1315 Lupine Way	Approved. Thank you for your notice of completion. Deck/stairs look nice – good improvement! G.K.
9.	Patten	9-280	Deck 2062 Montane Drive East	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. Deck approved to match existing deck in design, materials, and color. Please provide location on drawings of any trees to be removed. G.K.
10.	Jasper	8-140	Notice of Completion 24738 Foothills Drive North	Approved. Thank you for your notice of completion. Roof is completed and vents etc are all painted to match. Looks great! Thank you for your cooperation. P.S.
11.	Stasz	7-85	Notice of Completion 24154 Sumac Drive	Approved. Thank you for your notice of completion. New roof completed and vents/flashing are painted to match. Looks Great! Thank you for your cooperation. P.S.
12.	Lilo/Mariaca	SR-29	Response to Conditions 1348 Pomegranate Lane	Approved with conditions. Deck should not extend beyond the retaining wall. Deck column(s) and railing should match existing details. Paint to match existing. T.C.
13.	Strand	14-12	Tree Removal/Notice of Completion 24947 Foothills Drive North	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

				<p>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.</p>
14.	Ralph	SR-23	Response to Conditions Notice of Completion 24314 Paragon Place	<p>Disapproved. Per 2/15/2007 response, deck railing and repaired siding sections of the house were to be stained/painted by 6/1/07. Please complete this work by 7/1/07 to avoid further action by the Genesee Board of Directors. T.C.</p>
15.	Crevling	S-156	Dog Run/Deck 824 Calgary Way	<p>Disapproved. 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.</p> <p>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.</p> <p>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,</p>

				cross beams, and the underside of the deck must be painted to match the deck. Existing fence not approved. Must be removed. As constructed, extends beyond 5 feet allowed, and does not match existing, is not built to contain dogs (open at bottom), and exceeds 42" allowable height to match railing above. G.K.
16.	De Gaston	11-56	Front Door 959 Coneflower Drive	Disapproved. Information provided not sufficient for ARC decision. Please provide information showing door location and better description of door. G.K
17.	Steh	14-193	Response to Conditions 1169 Northridge Court	Approved. All vents and flashings have been painted and match. Job is completed. Looks great! Thanks for your cooperation. P.S.
18.	Kringel	S-74	Deck Repairs 24128 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. Approval to repair deck to original (design, materials, colors). Approved to retreat deck surface. If reconstruction deviates from original, please submit new design for approval. G.K.
19.	Palmstein	2-1AC	Roof 1527 Shooting Star Drive	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. See house color sample provided. Approved new roof, GAF Timberline Ultra, Mission Brown color. G.K.
20.	Kast	13-6	Paint 1336 Preserve Circle	Approved with conditions. Base color – Butte Rock, Benjamin moore AC-8 (LRV 44.1). Trim color – walnut Kwal. Door color – Walnut Kwal. Window/door trim – Adobe beige, BM AC-7 (LRV 57.8). Railing color – either Benjamin Moore Bronze tone 60 (LRV 24.8) or Barrel Brown 2098-10 (LRV 7.8). No ARC approval for decking color – please submit if appropriate. G.K.
21.	Moore	NB-8	Deck Cover 24188 Genesee Trail Road	Disapproved. TREX material inappropriate on structural elements. Further information required including plan view and elevation view. N.S.
22.	Poindexter	9-285	Grading Plan 2132 Montane Drive East	Max 3:1 slope. Ensure sufficient erosion control measures taken for re-graded included if necessary silt fence, hydroseeding, soil scarification of old grade prior to placing new top soil, and soil compaction. Rocks for dry stack hill to be in keeping with surroundings. Please provide samples of rock (or images/description). Comments only apply to grading issues. N.S.
23.	Ord	2-57	Color Change 24110 Shooting Star Drive	Approved. Approved to change from Louisville Green stucco to Avocado stucco on courtyard entry wall. G.K.
24.	Sands	9-355	Major Addition 2399 Bitterroot Lane	Disapproved. Having reviewed the proposed addition on site and weighing the impact, both on the neighbors and neighborhood the ARC feels the submittal is not consistent with the provisions on the Genesee ARC design guidelines, specifically sections 2.2.1; 2.3.2;and 2.4.1.

				Further consideration should be given to expanding the existing garage to the northwest thereby creating a tandem deep garage. T.C.
25.	Douthitt	11-58	Stucco/Windows 929 Coneflower Drive	Approved with conditions. Windows approved beige per sample. Stucco approved – Senergy Fine Finish, Salt White #425. G.K.
26.	Lees	SR-35	Response to Conditions 1278 Pomegranate	Approved with conditions. Please clarify which trim components will be painted. Corner boards and fascia should be painted to match the house body color (or remain as is). T.C.
27.	Niebling/ Klingensmith	14-119	Courtesy Review 25834 Bristlecone Court	Courtesy review only. Garage – Based on ARC on-site discussion of the reduction of the garage size and relocation to the west ARC would consider the garage application. Preliminary discussions included: 1) 12.5' wide garage set 6.5 feet back from east wall, flush with west wall, addition of bay window on north sized to fit wall, with bay window on west wall of existing garage. Roof/Paint – ARC would consider application for Shadow Gray roof, Raccoon Hollow (#978) Benjamin Moore siding, and Woodcliff Lake (#980) Benjamin Moore trim on fascias only. G.K.
28.	Dikeou	15-427	Roof/Windows/Paint 23748 Shooting Star Drive	Approved with conditions. Roof – Approved Elk Prestique Plus High Definition barkwood color. Stain – approved base color Benjamin Moore #1034 trim color – approved Benjamin Moore #1034, approved trim color Benjamin Moore Desert Sand. Windows – approved Desert Sand Clad. G.K.
29.	Lantz	S-86	Window Replacement	Approved with conditions. Windows to be

			23985 High Meadow Drive	replaced with same design and color as existing except bay windows as indicated in application. Further condition that window material be paintable. G.K./N.S.
30.	Phillips	8-123	Roof 1645 Foothills Drive South	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. Certain Teed Presidential TL Bark Brown Color approved. T.C.
31.	Sander	14-198	Construction Check 858 Northridge Court	Approved with conditions. It appears from ARC's inspection that the construction phase is ending. Please remove construction materials and debris from the property before July 15, 2007. G.K.
32.	Flynn	14-61	Deck Replacement 2204 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. Front deck revisions approved. Please submit application and plans for rear deck contemplated for 2008. G.K.
33.	Touseull	SR-49	Response to Conditions 1353 Raindrop Lane	Approved with conditions. A/C Unit to be located on inside corner northeast of house as indicated on attached photo. Screen enclosure shall be 48" tall and

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				sided/painted to match residence. Unit should not be elevated greater than 12" above finished grade. T.C.
34.	Lenny	14-182	Roof 1318 Northridge 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. Approved roof, GAF Timberline Ultra, Weathered Wood. G.K.
35.	McRae	14-96	Deck Replacement 2308 Holly Court	Approved. 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. Color approved is "weathered wood" by "Ever Grain" (Tamko). T.C.
36.	Jacobsen	8-144	Notice of Completion/ Tree Removal 1795 Foothills Drive South	Approved. Tree has very aggressive mistletoe and must come down. Please dispose of tree properly. P.S.
37.	Glesne	8-149	Tree Removal 1835 Foothills Drive South	Approved. 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

				<p>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. Ryan Babcock has approved removal. Tree is very droopy looking and leans so that owner must prop up. P.S.</p>
38.	Ekstrom	13-23	Landscape 1176 Preserve Circle	<p>Approved with conditions. Please consider protecting new tree plantings from wildlife until established. No chicken wire or chain link allowed. Please see the attached guidelines. New Colorado Spruce (not blue) in color. Rock of wall addition to match existing. Provide brochure and specifications for solar lighting including dimensions/materials/colors. Dimensions/materials/colors. Provide dimensions/materials/colors of address post with simple detail drawing. Excavation of shoulder to be at grade. N.S.</p>
39.	Murdock	13-15	Landscape 1117 Preserve Circle	<p>Approved. N.S.</p>
40.	VanDeBogart	8-171	Tree Removal 25110 Montane Drive West	<p>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</p>

				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.
41.	Bacon	9-380	Roof 2184 Pinedrop Lane	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 as GAF Grand Sequoia, Cedar Blend color. ARC notes that house siding is in need of staining – please submit separately for staining if color is changed. G.K.
42.	Stilp/Akuthota	Tract 2	Stain Paint 23714 Wayne's Way	Approved with conditions. The following colors are approved: Base/primary house: Doeskin Grey, Trim: ½ taupe ½ Spanish Moss. Please specify what trim will be painted. ARC would prefer all corner boards be painted to match base color. Deck: same as trim. Railing: Spanish Moss. Door: please identify which door given the number of samples and option submitted it was not clear whether the "names" indicated on the paint samples are representative of the Cabot paint series. Please resubmit approved colors to ensure samples were correctly interpreted by the ARC. T.C.
43.	Campbell	14-195	Roof 1119 Northridge 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

				<p>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 Elk Prestique Plus High Definition, Barkwood color. T.C.</p>
44.	Nystrom/Doty	10-21	Deck Replacement 1099 Genesee Vista Road	<p>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. Corner post, supporting deck extension above garage should be built out to match the thickness of the adjacent wing wall of east deck, or provide bearing wall on top of retaining wall (sided and painted to match existing). The ARC would prefer to see the deck projection cantilevered in lieu of the posts. Please submit revised plans that reflect the above requested change. T.C.</p>
45.	McCarty	SR-32	Tree Removal 1308 Pomegranate Lane	<p>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</p>

				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. T.C.
46.	Russek	14-78	Paint/Garage Door 2400 Juniper Court	Approved with conditions. New steel garage doors (without windows) – Approved. Paint for new steel doors to match house – approved. G.K.
47.	Woodall	GG-1	Addition Resubmittal 1458 Pineview Place	Approved with conditions. Remove bush to clear view. Move evergreen downhill and aspens downhill if possible. N.S.
48.	Mead	10-19	Notice of Completion 1139 Genesee Vista Road	Approved. Thank you for your notice of completion for tree. Approved tree removal, house painting – good job! G.K.
49.	Cleek/Withrow	9-316	Notice of Completion 2365 Stonecrop Way	Approved. Thank you for your notice of completion. G.K.

Not attending: Chris O'Dell and Pat Strand

Attending: Nigel Staton, George Kane, Todd Crowe

Also in Attendance: Gary Sands, Woodall, Jerry Rau, Patricia Klingensmith, Cliff McRae, Jim Dikeou, William Stanton, Barbara Stanton, Anita Livingston, Bob Bertrand, Joe Nystrom, Jack Touseull, Dana Pepper.

DEADLINE FOR ACTION

REPOSTING REQUIRED OR NOT

CALL FROM MEETING