

MINUTES/AGENDA FOR MAY 4, 2006

NAME	F.L.	SUBMITTAL	RESPONSE
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OPEN MEETING

APPROVE MINUTES FOR MEETING OF APRIL 20, 2006

1.	Pugh	13-401	Replacement of driveway 1315 Lupine Way	Approved with conditions. Approved per Systems Paving e-mails of 4/19/06. Pattern: Embassy Row, Color: Autumn's Blend. G.K.
2.	Israel	S-15	Landscape 23776 Sunrose Lane	Approved with conditions. Reveille bluegrass approved. G.K.
3.	LaDuke	12-253	Landscape/Flagstone walk 23566 Currant Drive	Disapproved. Insufficient information for the ARC to make a decision. Please submit walkway drawings and samples of proposed materials in order for ARC to better assess project plans. D.W.
4.	Danni	14-94	Landscape/Tree Removal 2288 Holly Court	Approved. M.G.
5.	Saul	8-114	Notice of Completion 1731 Larkspur Drive	Approved. Beautiful job. Nice improvement. We are impressed that your contractor didn't damage the surrounding vegetation. We would like to have the name of your contractor for our files. C.O.D.
6.	Brayton	9-378	Notice of Completion/Window 2175 Pine Drop Lane	Approved. D.W.
7.	Stanton	9-354	Landscape 2419 Bitterroot Lane	Approved with conditions. The ARC approves your request to remove the fallen pine tree. While the ARC approves your request to plant a tree, we are concerned that the south facing elevation is not conducive to a Colorado Blue Spruce, which requires a lot of water. The ARC approves planting either a Ponderosa Pine or Pinion, which are better suited for south facing elevations. Also, the ARC recommends you consider supplemental

				water when you plant this tree to make sure it can grow properly. Please submit a Notice of Completion once the work is finished. D.W.
8.	Jacobs	SR-45	Deck Addition/Change 1342 Raindrop Lane	Approved with conditions. Provide stucco color/texture samples for ARC review and approval. Provide structural details of deck framing indicating beam and column sizes and associated connection details. Concrete pier footing cannot extend more than 6" A.F.G.* Underside of deck framing needs to be stained to match the siding, as does exposed concrete footings/piers. Disturbed areas of the site should be revegetated with Genesee grass mix. * A.F. G. = above finish grade. T.C.
9.	Eagle	14-152	Response to conditions 25687 Foothills Drive North	Approved. G.K.
10.	Lewis/Shimkus	9-343	Roof 2348 Bitterroot 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. The ARC approves your plans to use Landmark TL TR singles in Shenandoah. The ARC also approves temporary placement of a dumpster for one month to complete the project. Please submit Notice of Completion once work is finished. D.W.
11.	Davis	S-30	Dog Run/AC Unit 23930 Genesee Village Road	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

				<p>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>To extend not more than 8 feet from lower deck to south (rear of home). Fence to be constructed of material to match upper deck railing and color. Install Plexiglass inside fence, up to 24" high.</p> <p>Enclose A/C unit with three foot high (or top of AC unit) board fence to match siding (horizontal to match house siding design and color). G.K.</p>
12.	Pinwheel HOA	P-1 & 2	Tree Removal 23553 & 23543 Pondview Pl.	Approved with conditions. All trees must be cut within three inches (3") off the ground. C.O.D.
13.	Cooper	8-170	Notice of Completion/Roof 25150 Montane Drive West	Approved. D.W.
14.	Turpenoff	2-49	Proposal/Detached Garage 1713 Sand Lily Drive	Disapproved. The ARC feels that the slope to reach the garage and having a detached garage would cause significant disruption to the property and are not appropriate for this site. We would consider a turn-around parking area off the north side of the driveway between the trees with one tree being removed to accomplish this. There would need to be retaining walls and fill dirt placed and compacted. We would recommend large boulders for at least a portion of the retaining wall to make it blend better with the site. C.O.D.
15.	Strand	14-12	Deck Replacement 24947 Foothills Drive North	Approved with conditions. Thank you for submitting your request. The ARC approves your deck replacement project along with your plans to add "Dry Below" cover. If you plan to replace your front

				walkway deck with Trex, the ARC approves use of the color Trex Accents Madeira. If you choose another color, please submit that to the ARC for approval. Please submit a Notice of Completion once the work is complete. D.W.
16.	Hunter	9-302	Tree Removal 2235 Stonecrop Way	Approved with condition. 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.
17.	Gerganoff/ McIntosh	10-5	Construction Check 24276 Chokecherry Lane	Approved with conditions. <ol style="list-style-type: none"> 1. The new paint on the house looks good. 2. The deck structures look good, except that the support beams, posts, and concrete post supports (with paper forms removed) are to be painted, as discussed with the owner (Robin McIntosh), to match the house color. 3. Painting the underside of the deck to match the house color is recommended, but is not required because it was not a condition of ARC's 9/15/05 approval. ARC believes that such painting would improve the appearance from the road below. 4. Placing soil beneath the upper deck to create a more level patio area and to partially cover the concrete post supports is approved. Please seed the new soil with Genesee seed mix, which may be obtained from the Genesee Foundation Vista office. 5. Thank you for your patience and

				<p>cooperation, and congratulations on the job well done to date.</p> <p>6. Please submit a Notice of Completion for the house painting and deck replacement not later than 9/15/06 (one year from ARC's approval).</p> <p>G.K.</p>
18.	Terry	9-267	Tree Removal 1763 Montane Drive East	<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 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>
19.	Penna	S-12	Staining/Painting 23716 Sunrose Lane	<p>Approved. C.O.D.</p>
20.	Wolff	GG-6	Sketches before Preliminary 1438 Pineview Place	<p>Letter. The ARC is concerned with the extent of drive and orientation of the garage. In reviewing the plans it appears feasible to flip the garage and guest room/study. T.C.</p>

MINUTES
ARCHITECTURAL REVIEW COMMITTEE
MAY 4, 2006
PAGE 6
DEADLINE FOR ACTION
REPOSTING REQUIRED OR NOT
CALL FROM MEETING

Attending: Todd Crowe
 Mike Gasper
 George Kane
 Chris O'Dell
 Diane Wein

Approved May 18, 2006 C.O.D.