

**MINUTES FOR NOVEMBER 16, 2006**

NAME	F.L.	SUBMITTAL	RESPONSE
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OPEN MEETING

APPROVED MINUTES FOR MEETING OF NOVEMBER 2, 2006

1.	Royal	14-48	Addition 2054 Foothills Drive South	Disapproved. The ARC does not object to the sunroom conceptually but feels there is not sufficient information to fully evaluate your submittal. Please submit elevations of the existing house, showing how the sunroom will be integrated. Please also provide a detail that indicates how the sunroom ties into the existing roof. T.C.
2.	Shelton	11-60	Windows 909 Coneflower Drive	Approved with conditions. Windows to be Pella, brown clad. Sliding door to be Pella Four Panel OXXO, Oil Rubbed Bronze color. Please submit notice of completion when completed. G.K.
3.	Quirke	14-91	Landscape Plan 2310 Juniper Court	Approved with conditions. We understand you will use the red flagstone which is approved given your home color and location. C.O.
4.	Gavin	S-25	Notice of Completion 24197 Deer Valley Road	Approved. Thank you for your notice of completion. G.K.
5.	Galaty	RT-E2	Replacement Window 24236 Currant Drive	Approved with conditions. This must be approved by the Townhomes Association prior to work beginning. C.O.
6.	Spatz	4-60	Windows 1541 Genesee Ridge Road	Approved, north wall windows (3 each) to match existing. The new windows (prior approval) look nice. Please submit Notice of Completion for the 3 new windows plus those installed per 2001 approval plus landscape approved May 20, 2004. G.K.
7.	Rubie	S-41	Air Conditioning Enclosure 24060 Genesee Village Road	Disapproved. Please enclose two sides (East and South) per ARC approval of 8/18/05 and 8/17/06. Enclosure need not be totally enclosed, thus eliminating need for gate if owner desires. See enclosed

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				photo for reference. G.K.
8.	Landmark Traditions	8-120	Addition Preliminary 1735 Foothills Drive South	Disapproved. The ARC conceptually approves your submittal. However, because it is conceptual at this time and will require a resubmittal we must disapprove it. The ARC will allow you to move directly to final submittal if you so chose. In addition to the required final submittal documentation we would also ask that you specify removal of all existing landscape lights as well as the existing chain link enclosure. M.G.
9.	Wagner	13-402	Notice of Completion 1501 Genesee Ridge Road	Approved with conditions. Thank you for your notice of completion. ARC prefers less obtrusive enclosures for trees than "chicken wire" as used on two new pine trees. Material such as "birdblock" is preferred. See enclosed "Guideline for protecting landscape plantings from Deer/Elk Damage". G.K.
10.	Dunlap	14-6	Notice of Completion 24837 Foothills Drive North	Approved. Thank you for your notice of completion. Nice Improvement!! C.O.
11.	Pugh	13-401	Deck Addition 1315 Lupine Way	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. It appears this work is already underway. Looks like a good improvement. C.O.
12.	Harnagel	14-133	Notice of Completion 25754 Bristlecone Court	Approved. Thank you for your notice of completion. Very Nice Improvement! C.O.
13.	Hall	S-96	Roof 856 Silverberry 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

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				and re-seed the same. PLEASE NOTE: If any changes are made to this approval, a resubmittal is required. Concrete tile roof to be Monier Life Tile, Rocky Mountain Woods Color #3965 (see sample provided). You have not yet applied for approval of the Sable Homeowners Association. You must do so before beginning work. G.K.
14.	Duboff	8-177	Response to Conditions 25070 Montane Drive West	Approved with conditions. The stucco color (buffalo) comes across a bit pink against the stone. Suggest using instead tierra. As for TREX, ARC suggests Madeira (other choices considered too prone to fade or insufficiently contrasting). Please confirm this is satisfactory. Please submit color for proposed ironwork. N.S.
15.	Hultgren	12-225	Dog Run 1285 Snowberry Drive	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 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. TREX to be saddle in color. Pipe to be bronze. Deck replacement to be as shown in plans. C.O.
16.	Oys	14-40	Response to Conditions 25327 Foothills Drive North	We have not heard from you regarding your elk statue. If we do not hear from you by December 15, 2006 we will refer this matter to the Board for action. C.O.
17.	Second Ridge at Genesee	RT-II	Tree Movement Second Ridge	Approved. Please consider protecting new tree plantings from wildlife until established. No chicken wire or chain link allowed. Please see attached guidelines. Thank you for submitting your request. The ARC approves your request to relocate the stated Blue Spruce. This approval is conditional upon proper watering and care of the tree. Also, this approval is

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				conditional upon approval from the Ridge II Board. D.W.
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DEADLINE FOR ACTION  
REPOSTING REQUIRED OR NOT  
CALL FROM MEETING