

MINUTES FOR NOVEMBER 2, 2006

NAME	F.L.	SUBMITTAL	RESPONSE
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OPEN MEETING

APPROVED MINUTES FOR MEETING OF OCTOBER 19, 2006

1.	Collum	13-4	Landscape Plan 1356 Preserve Circle	<p>Approved with conditions. The ARC approves your request to do the stucco/caulk maintenance and repair. The work should be done with materials that match the existing used materials.</p> <p>Per our discussion, the landscaping project request will be postponed until the spring when you have plans which must be submitted to the ARC for approval. D.W.</p>
2.	Houser	8-190	Windows 1935 Columbine Court	<p>Approved with conditions. Before ordering the windows we will need to approve the color as we are concerned about a lighter colored window will not look good on your dark house. We could not find the colors available on the manufacturer's website. Please submit as soon as possible and we will respond mid-meeting to the color. C.O.</p>
3.	Glesne	8-149	Notice of Completion 1835 Foothills Drive South	<p>Approved. Thank you for your notice of completion. Nice Improvement. C.O.</p>
4.	Long	14-159	Deck Addition 1455 Tamarac Drive	<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. Please see attached comments (Todd Crowe). However, the ARC approves the homeowner's request to put the railing on the front sides of the deck. Please submit a notice of completion once the work is complete. D.W. The new deck (if confined to area below upper deck) seems fine. It was not clear if all solid rails are proposed to be replaced with the metal</p>

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				baluster. If so we need a detail of the trim detail along the rim joist and what the post configuration and material will be. Maybe the solid sidewalls of the existing railing should remain, with the metal balusters along the front only. T.C.
5.	Porter	2-30	Request for extension 24149 Shooting Star Drive	Approved with conditions. Work must be completed by 7/1/07. C.O.
6.	Ralph	SR-23	Deck Addition 24314 Paragon Place	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—lower deck with Trex gray or Madeira color (other colors fade) or Rocky Mountain Terrace to match house color. Railing on lower deck to match existing railing on upper deck in design and color. Railing to be 4 feet high to match existing. G.K.
7.	Carracino	13-410	Windows/Roof/Stain 23466 Currant 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. New lattice under front deck disapproved—must be removed. <ol style="list-style-type: none"> 1) Roof approved as Tamco Lamarite Slate in dark gray color as per sample. 2) Door approved as Pella Oak Grain Fiberglass, 6 panel with ½ sidelight in glass pattern in sample provided. 3) Windows approved as Hassle-Free aluminum clad in color shown as

				<p>furthest left sample on page 4 of brochure provided. Morning Sky Gray #PR-153 is disapproved.</p> <p>4) Trim and Body approved as submitted.</p> <p>G.K.</p>
8.	Sherwood	8-205	Notice of Completion 1334 Lupine Way	Approved. Thank you for your notice of completion. The new window looks nice—thanks. G.K.
9.	Wolf	GG-6	Response to Preliminary 1438 Pineview Place	<p>Approved with conditions. The resubmittal is a vast improvement. The elimination of the upper level resolves a majority of the previous issues. The entry roof appears truncated. Please consider wrapping the lower portion of the roof across the front (see attached sketch).</p> <ul style="list-style-type: none"> • Please indicate downspout locations • Please provide material/color samples of all exterior finishes including paving and site lighting (and exterior building light fixtures). • See attached landscape comments • Indicate joint electrical/telephone trench will be, restored and revegetated • Provide detail of “entry portal piers”. • Specify size of proposed plant material. • Provide landscape plan for 2 areas flanking the front entry/walk. <p>Please show courtyard drain on site plan. T.C.</p>
10.	Eisele	14-192	Construction Dumpster 1179 Northridge Court	Approved. D.W.
11.	Jordan	2-39	Roof 1643 Sand Lily Drive	Disapproved. Thank you for submitting your request. In concept the committee agrees with your project. However, we cannot approve the work without the

				<p>following.</p> <ol style="list-style-type: none"> 1) Please submit the color of roof with sample if possible. 2) Please confirm the material...The ARC approved list includes Certified Landmark <u>TL</u> 40 Year. The Certified material must be <u>TL</u>. Please confirm. <p>O'Dell Abstained D.W.</p>
12.	Jansen	11-86	Notice of Completion 864 Aster Way	<p>Approved with conditions. Thank you for your notice of completion. The finished project looks very nice and ARC compliments you on a job well done—it is a definite benefit to the community. Two revisions are required by the ARC:</p> <ol style="list-style-type: none"> 1) The vents on the stucco wall are to be painted to match the stucco wall surface instead of matching the lighter trim color. 2) Exterior lights in Genesee are required to be frosted so the light source is not visible. Secondly, please install frosted glass in the light fixtures near the front door. If frosted glass is not available, spray-on frosting is acceptable (spray available in Genesee Foundation office). <p>G.K.</p>
13.	Dikeou	RT-7A	Skylight 24036 Currant Drive	<p>Approved with conditions. Please make sure the flashing and the aluminum around the edges is painted to match your roof.</p> <p>C.O.</p>
14.	Sander	14-198	Parking Space 858 Northridge Court	<p>Approved with conditions. We understand that you will soon be having four cars. The requirement to use the new parking spaces only for transient guest parking is withdrawn. We would appreciate it if you would get the third car in the garage as soon as possible and when your children are gone from the home that you not use that parking spot for permanent parking.</p> <p>The ARC approves 7 posts from the main entry to the corner near the new parking</p>

				spaces. This will mean 7 posts along the driveway, each with a downlight. We still require that you submit the lights for approval. C.O.
15.	Williams	14-46	Roof 2025 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. The ARC approves your request to replace your shake roof with Monier Lifetile in the 1VICS4932 (Mesa). The submitted photos appear more red than is acceptable to ARC. However the physical sample that you submitted has more brown tones and that is the color that we are approving. Please submit notice of completion once the work is complete. D.W.
16.	Mead	10-19	Paint 1139 Genesee Vista Road	Approved with conditions. The Green trim colors submitted (Tuscan Teal and Hunter Green) are <u>not approved</u> . The trim colors approved in ARC response of 9/7/2006 (Desert Tan #208, Buckskin #209, Cedar #156, Fawn #212) are acceptable—please submit one of these four colors (or other brown tone) and submit new trim selection to ARC. The terra cotta deck color is approved because it was previously existing as discussed in phone conversation. G.K.
17.	Fesmire	11-112	Invisible Fence 23418 Fescue Drive	Approved with conditions. The ARC has reviewed and approved your submittal with the following conditions. 1) Except as noted below the invisible fence must be installed so that the buried fence wire is no

				<p>closer than ten (10) feet to all property lines. 2) You should consider excluding your driveway and front entry to allow for deliveries, mail and pedestrians to approach your front door without being confronted by your dog. Please note that electric fencing is not a substitute for personal control. Electric fencing will not preclude the fenced dog from barking nor children or other visitors to your property from crossing the fenced area and confronting your dog. You are responsible for your dog at all times. 3) After 30 days be sure to remove the small flags marking the perimeter of the electric invisible fence. 4) Considering your request for a double wire configuration to provide a secondary barrier for your very active dog, ARC approves owner's request to place invisible fence wire one foot from property line on the downhill (SE) side which adjoins open space but not closer than 10 feet from the property line on the two sides which adjoin neighbor's property. 5) The existing dog fence was not approved by the ARC, but is approved because it was preexisting. However, because the new invisible fence will now control your dog, ARC would prefer (but not require) the old fence to be removed to enhance the "open space" look preferred in Genesee. G.K.</p>
18.	Watson	13-407	Request for extension 1431 Genesee Ridge Road	Approved with conditions. Final extension approval through June, 1 2007. D.W.
19.	Poindexter	9-285	Response to Conditions 2132 Montane Drive East	Approved with conditions. The house is approved. We prefer the driveway in the shorter version shown on the revised plan. We understand when it is actually staked out it may be somewhere between the original plan and the new plan. It is approved as such. Good luck with this project. C.O.

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DEADLINE FOR ACTION
REPOSTING REQUIRED OR NOT
CALL FROM MEETING