

MINUTES/AGENDA FOR SEPTEMBER 6, 2007

NAME	F.L.	SUBMITTAL	RESPONSE
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OPEN MEETING

APPROVE MINUTES FOR MEETING OF AUGUST 16, 2007

1.	Dozzo	14-151	<p>Notice of completion- stain Solar Tree Removal/Roof 25707 Foothills Dr N.</p>	<p>Approved – Notice of completion-Stain Approved – Solar. South exposure faces street (Foothills Drive North). Approved with conditions – Roof. 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. If intending to install asphalt shingles, the ARC would caution you that in many places where they have been installed in Genesee the interior temperature of the home been raised 5 – 10 degrees F. Certain Teed Presidential TL ultimate roof is approved in Weathered Wood color. Approved with conditions - Tree removal. 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</p>
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				wood to last two seasons. The remainder of the cut wood should be removed from your lot. G.K.
2.	Murdock	13-15	Landscaping 1117 Preserve Circle	Approved with conditions. Landscaping along both sides of driveway and entry area approved. Lighting approved that is downward directed low voltage and doesn't interfere or intrude upon neighbors. Light fixture at driveway entrance on house numbers must be aimed at numbers and not reflect or beam into neighbor. P.S.
3.	Morales	8-97	Paint/Stain 1614 Foothills Drive S.	Approved. G.K.
4.	Richards	11-57	Windows 939 Coneflower Dr.	Approved with conditions. Champion brand tan vinyl windows approved for all windows in home. G.K.
5.	Du Boff	14-54	Notice of completion-Steps 2114 Foothills Drive S.	Deferred. C.O.
6.	Pollock	7-82	Notice of completion-Roof 24194 Sumac Drive	Deferred. C.O.
7.	Clemons	15-425	Roof 23776 Rockrose 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. <u>If intending to install asphalt shingles, the ARC would caution you that in many places where they have been installed in Genesee the interior temperature of the home been raised 5 – 10 degrees F.</u> C.O.
8.	Hoeft	8-112	Paint/Stain 1751 Larkspur Drive	Approved. G.K.
9.	Stilp/Akuthota	RT-1B	Resubmittal/Fence	Approved with conditions. See conditions of

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			23996 Currant Drive	SRGTA approval and follow these. C.O.
10.	Ratway	8-187	Landscaping 1952 Columbine Ct.	Approved. G.K.
11.	Beauchamp/ Burgin	RT-3A	Notice of completion- Landscaping 23946 Currant Dr.	Deferred. C.O.
12.	Prendeville	9-357	Roof 2409 Bitterroot Ln.	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. This tile will be very nice and gives you options when you decide to repaint the house. The current color is more typical of New England homes and is not really compatible with a mountain environment. When you do decide to repaint, we hope you will consider another color. C.O.
13.	Mtn Remodel / Peter Frost Mgr	11-82	Notice of completion-Roof 845 Aster Way	Deferred. C.O.
14.	Cook	6-77	Sketch Drawings 23983 Shooting Star Lane	Deferred. Meeting on site with corners staked and balloons to show building heights and layout – 10 A.M. Sunday Sept. 9, 2007. C.O. G.K.
15.	Collum	13-4	Construction Check 1356 Preserve Circle	Disapproved. Mr. Collum needs to resubmit plans for an alternate walkway that is closer to the house and mimics the walkway and proximity to the house on the other side. The path that was put in was not submitted to the ARC for approval and greatly impacts the view from the Spooner's view above the lot. P.S.
16.	McMonigle	S-131	Response to conditions 24137 Deer Valley Rd.	Approved with conditions. Please submit sample of slate and/or concrete stain color.

				Square column previously submitted approved. T.C.
17.	Anderson	14-7	Roof 24847 Foothills Drive N.	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. <u>If intending to install asphalt shingles, the ARC would caution you that in many places where they have been installed in Genesee the interior temperature of the home been raised 5 – 10 degrees F.</u> We think the Autumn Blend will be the best color and approve its use. C.O.
18.	Rohmer	14-186	Landscaping/Lighting 1278 Northridge Ct.	Approved with conditions. Landscaping approved as submitted. Six louvered, copper light fixtures with low voltage approved as long as they are not intrusive to neighbors. House numbers and location approved. P.S.
19.	Mesojedec/ Stearns	14-161	Paint/Stain 1529 Tamarac Dr.	Approved with conditions. Submission of paint/stain approved with Benjamin Moore Caramel Apple – 1042 and Aged Bronze – 231 (colors #3) as submitted. P.S.
20.	Johnson	14-163	Roof 1519 Tamarac Dr.	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. <u>If intending to install asphalt shingles, the ARC would caution you that in many places where they have been</u>

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				<p>installed in Genesee the interior temperature of the home been raised 5 – 10 degrees F. ARC recommends Presidential TL – Autumn Blend or Weathered Wood – vs. what was submitted. The darker colors will make the house very warm/hot with the sun exposure it has. Please inform ARC of final choice. P.S.</p>
21.	de Gaston	11-56	Windows 959 Coneflower	<p>Approved with conditions. Beige color approved – must replace all windows in home. G.K.</p>
22.	Olin	14-150	Paint/Stain 1429 Tamarac Dr.	<p>Approved. C.O.</p>
23.	Dyke	10-22	Roof 1089 Genesee Vista Rd	<p>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. If intending to install asphalt shingles, the ARC would caution you that in many places where they have been installed in Genesee the interior temperature of the home been raised 5 – 10 degrees F. Approved Owens Corning Woodmoor shingles in Timber, Mesquite, or Chestnut colors. G.K.</p>
24.	Bardwell	13-26	Entrance walkway 1267 Preserve Circle	<p>Approved. Stainless steel handrails approved as described. P.S.</p>
25.	McKay	13-27	Roof 1196 Preserve Circle	<p>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</p>

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26.	Van Gundy	14-62	Roof 2210 Juniper Ct.	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. C.O.
27.	Wolff	GR-19&20	Construction Check 1600 Baneberry Ln.	Approved with conditions. 1: ARC requires a drain pipe to be installed from the driveway to the west edge of the property in accordance with attachment 1, which reads as follows: ARC has reviewed the damage to wetland area caused by heavy machinery and consequent effect on neighboring natural irrigation downhill and requires: Bury 6" dia. PVC pipe from this area to run downhill to edge of property. Tie in 2 existing pipes to new pipe. Fill in and compact against soil erosion holes created by machinery. Hydroseed with Genesee seed mix. Genesee Board of Directors has approved pipe across open space – submit to BOD for formal approval. 2: ARC has learned of the owner's consideration of eliminating the driveway bridge. Please submit for bridge elimination if so desired. G.K.

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28.	Krygowski	14-37	Windows 25238 Foothills Drive North	Approved. C.O.
29.	Woodruff	14-3	Windows/Roof 24817 Foothills Drive North	Approved. - Windows. Approved with conditions – Roof. 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. If intending to install asphalt shingles, the ARC would caution you that in many places where they have been installed in Genesee the interior temperature of the home been raised 5 – 10 degrees F. C.O.
30.	Olinger	S-95	Landscaping/ Windows Roof 876 Silverberry Ln.	Approved with conditions. Trees in common area need Sable approval. ARC approves aspen trees, not poplar or cottonwood. Windows approved as in Dana Pepper's e-mail, which reads as follows: Anderson windows are approved as submitted; must match the current style of the existing windows, no grids, and will be sandstone in color. Disapproved. Roof disapproved per Sable disapproval, doesn't meet Sable guidelines. Resubmit if Sable approves. G.K.
31.	Jacobsen	8-144	Notice of completion-tree removal 1795 Foothills Drive South	Deferred. C.O.
32.	Brown	11-76	Roof 23465 Bluestem 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

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33.	Noble	14-158	Garage Addition 1459 Tamarac Drive	<p>Disapproved. After reviewing the proposed addition on site, the ARC feels the garage extension is too intrusive to the adjacent neighbor to the east (Lot 157). Further the ARC is concerned with the site drainage, which will essentially flow into the garage from the existing driveway. The ARC would consider the alternate solution proposed, which was a single car extension however we have reservations both with respect to drainage and functionality/access. T.C.</p>
34.	Braun	2-45	Garage/Nook Addition 1723 Sand Lilly Dr.	<p>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. If intending to install asphalt shingles, the ARC would caution you that in many places where they have been installed in Genesee the interior temperature of the home been raised 5 – 10 degrees F. Exposed wood post and beams to be stained to match stucco. Metal railing cap to be primed and painted to match stucco. Roofing may be either Presidential or Presidential TL by Certain Teed, color: Bark Brown – approved. Stucco: El Rey # PF 1565 – approved. T.C. C.O.</p>

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35.	Volland	9-273	Addition/Garage Addition 1962 Montane Drive East	Approved with conditions. Siding must be extended to within 6" of grade along exposed foundation per 2.3.9 of the architectural guidelines. Disturbed areas to be reseeded with Genesee grass mix. All exterior materials and colors to match existing. Please submit paint/finish colors of garage and entry doors as well as wrought iron railings. T.C.
36.	Eisele	14-192	Deck & Patio concrete 1179 Northridge Ct.	Approved. Submission for concrete capping as submitted approved, using stone shown in photo. P.S.
37.	Moore	8-138	Landscaping 24658 Foothills Drive North	Approved with conditions. Please consider protecting new tree plantings from wildlife until established. No chicken wire or chain link allowed. Please see the guidelines located on the website under ARC. C.O.
38.	Landmark Builders	8-119	Windows/Trim 1745 Foothills Drive South	Approved with conditions. New windows/siding to match existing material/color. G.K.

IN ATTENDANCE: Chris O'Dell, George Kane, Todd Crowe, Pat Strand (Nigel Staton absent).

ALSO IN ATTENDANCE: Jerry Rau, Larry Collum, Judy Collum, Paula Sommer, David Vaughn, Ron Guthrie, Janet Sandoval, Karen Keating, Jim White, Faith Johnston.

DEADLINE FOR ACTION
 REPOSTING REQUIRED OR NOT
 CALL FROM MEETING