

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
November 20, 2014**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, November 20, 2014, at 8:00 a.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Larry Rogers, Larry Deckard, Connie Powers and Karen Zavis. The Architectural Consultant, John Perkins, was also in attendance.

MEETING MINUTES – The Committee reviewed the November 6, 2014 meeting minutes and by motion duly made and seconded, it was unanimously

RESOLVED to approve the November 6, 2014 meeting minutes as submitted.

Bernard Residence	Flg. 2, Blk. 2, Lot 16	Addition/Preliminary
John Martin	31 Stagecoach	Review

Fred and Ann Bernard, along with their Architect John Martin, presented Preliminary plans for the proposed addition and renovation to their residence to the Committee for their review, and the following matters were noted:

- a. It was requested that the Floor Plans and Elevations clearly indicate, through the use of shading and notes, which areas of the home are: a) existing to remain; b) to be removed; and, c) proposed new construction (see Design Guidelines page 49).
- b. It was requested that the proposed deck extension be clearly indicated on a Site Plan and the floor plan and the edge of the deck is to be dimensioned to be inside of the adjoining setback line.
- c. The proposed new fence must be clearly indicated on the Site Plan and be indicated as 6 inches inside the setback line. A detail is required for the design of the proposed new fence (see Design Guidelines page 22, Section 3.3).
- d. A note must be added to the drawings that indicate that the height of the proposed crawl space will not exceed 5 feet.
- e. Two different exterior railings were shown on the elevations. Railings need to be the same throughout the project and details of the final design are required.
- f. It was brought to the attention of the DRC during the meeting that the owner proposes to change the exterior colors of the house. Applicant was instructed to prepare a color board per the Design Guidelines (page 49) for the next submittal illustrating all proposed exterior colors.
- g. It was also noted that the windows are being replaced with new simulated divided light casement windows throughout the entire home. The cladding color should be indicated on the color board.
- h. The plans as submitted indicated new asphalt shingles to be installed and the applicant was made aware that asphalt shingles are not an approvable roofing material per the Design Guidelines (page 12, Section 2.9).
- i. It was strongly suggested by the DRC that the applicant revisit the new roof areas where metal roofing was being indicated, as it was the opinion of the DRC that this material change underscores the ‘addition’ of these areas.
- j. All metal flues are to be painted out to match the adjoining building materials.

- k. The Applicant will submit a Proposed Landscaping Plan indicating new and existing plant material and any existing trees to be removed. It is strongly suggested by the DRC that low, shrub-style planting be installed along the new deck to mask the gap between the deck and finished grade.
- l. The proposed hot tub will be painted to match the home and the finished surface of the new hot tub terrace is to be indicated on the plans.
- m. A Construction Management Plan is required and must include 'green plasticized netted construction fencing' along the perimeter of work area (Design Guidelines page 54).
- n. Garage door details are required indicating the siding design.
- o. All exterior lighting is to be brought into compliance with current Design Guidelines and cut sheets for the proposed down lighting are required.
- p. The Design and Construction Compliance Fee deposit will be \$5,000.00.

A motion was made to approve the preliminary plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to approve the preliminary plans subject to the conditions outlined above.

Randolph Residence
Pavan Krueger

Flg. 4, Blk. 2, Lot 46
undeveloped Lot (Winslow)

Conceptual Review

Pavan Krueger presented the conceptual plans to the Committee for their review and the following matters were noted:

- a. The proposed home design as indicated with its massing, orientation and site access work well on the lot, but the exterior forms and finishes need to be better integrated with the Southwest design of the adjoining properties of the Foal Circle neighborhood.
- b. The proposed home design does not relate well to the adjacent homes or the surrounding neighborhood. (Design Guidelines Section 2.6). The proposed use of shallow-sloped metal roofs with wood siding as the predominant exterior materials is not approvable.

The project was tabled at the Applicant's request.

Butts Residence
Spencer Butts

Flg. 4, Blk. 5, Lot 54
1121 Singletree Road

Re-roof

Spencer Butts was present to discuss the proposed re-roofing of his home with the Certain Teed Solaris asphalt shingle product. Mr. Butts provided a sample of the product for the Committee's examination. It was explained to Mr. Butts that asphalt shingles are not an approvable roofing material per the Design Guidelines (page 12, Section 2.9).

The Committee informed the applicant of the approvable forms of roofing materials, including shake shingle, standing seam metal with low reflectivity, concrete tile, and the DaVinci product being used by some homeowners in recent years within Singletree. The DRC also indicated that alternative products that meet the intent of the Design Guidelines would be considered on a case-by-case basis.

The proposed asphalt roofing material was denied and Mr. Butts was informed that he could appeal the decision to SPOA.

NOTE: Mr. Butts will be sent a letter of denial from the DRC which will include information on the appeal process.

ADJOURNMENT – There being no further business to come before the Committee, by motion duly made and seconded, it was unanimously

RESOLVED to adjourn the Regular Meeting of the Singletree Design Review Committee this the 20th day of November 2014.