

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
July 19, 2012**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, July 19, 2012, at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman George Gregory, Charlie Dolan, George Haller and Larry Rogers. The Architectural Consultant, John Perkins, and the Community Manager, Kim Ahmad, were also in attendance.

**MEETING MINUTES** – The Committee reviewed the July 12, 2012 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the July 12, 2012 meeting minutes as submitted.

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| <b>Griffin/Rice Duplex</b> | <b>Lot 20, Blk. 1, Flg. 3<br/>181 Chaparral Road</b> | <b>Final/Addition</b> |
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Alicia Davis and Ms. Griffin presented the preliminary plans for the proposed closet addition to the Committee for their review and the following matters were noted:

- a. All materials are to match the existing adjacent material.
- b. The fascia should be painted the same color as the siding of the addition to help it blend in to the addition as opposed to call attention to the fascia.
- c. Any new changes must come before the Committee prior to commencing any changes not contemplated by this review.
- d. The deposit will be \$3,000.00, of which \$2,500.00 will be returned. The difference, \$500.0 will be retained by SPOA as the administration fee.
- e. Green netted plastic construction fencing is required and must be indicated on the plans. If any soil is disturbed other than immediately beneath the existing deck, soil erosion fencing will be required

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

**RESOLVED** to approve the final plans subject to the conditions outlined above.

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| <b>Nelson Residence</b> | <b>Lot 42C, Blk. 3, Flg. 4<br/>1163 Winslow Road</b> | <b>Tree Removal</b> |
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Ms. Nelson had requested to be on the DRC Agenda to discuss the trees planted on the West half of the Landry Duplex (now Wollberg) because the trees are apparently blocking a portion of Ms. Nelson's view.

By an e-mail to the Community Manager and one of the DRC Members, Connie Powers, Ms. Nelson had requested that George Gregory recuse himself and not be in attendance. Mr. Gregory invited Ms. Nelson in, asked that the record reflect that he had recused himself and left the meeting. Each of the DRC Members present introduced themselves to Ms. Nelson.

Ms. Nelson's primary complaint was that trees planted on the adjacent lot were blocking her view. Ms. Nelson was advised that there is nothing in the Guidelines or the Covenants, nor was there anything the DRC could practically do to insure protection of views in Singletree. It was suggested by Mr. Rogers and Mr. Dolan that she try to find an acceptable solution with her neighbor.

Ms. Nelson was then advised that the trees as planted were appropriate and were consistent with the DRC's landscaping policy. Ms. Nelson was also advised that the DRC would not request her neighbors to remove their trees.

No action was taken as the DRC does not limit view corridors except as to set-back and height restrictions on constructed elements.

**NOTE:** Mr. Gregory requested to recuse himself.

**Dowling Residence**

**Lot 41, Flg. 1  
211 Hackamore**

**Conceptual Review**

Greg and Kathy Dowling and Mr. Perkins presented the conceptual plans to the Committee for their review. There was discussion regarding the board formed retaining wall, the possibility of stone veneer on the concrete retaining section, boulder walls and a simple grade change as it would only be 2 to 1.

After further discussion and a visual walk through the plans by Mr. Perkins, it was determined the solutions that had been presented to integrate the home into the lot were successful and that he had and worked through the necessary grade changes. In light of the significant changes in the floor levels and stepping of the home proposed by Mr. Perkins the Committee felt that it was addressed sufficiently to get Conceptual approval..

By motion duly made and seconded, it was unanimously

**RESOLVED** to give the project Conceptual Approval as submitted.

**NOTE:** Michelle Hayes, a neighbor, was also in attendance.

**Turner Duplex**

**Lot 46, Blk. 2, Flg. 3  
940 June Creek Road**

**Door Change**

Mr. Perkins presented the garage door plans to the Committee for their review. The garage doors with the wood framed (including the mulls) translucent frosted panels were discussed and are acceptable to the Committee. The applicant was cautioned against using any clear, waved or transparent glass in the garage doors. However, it is reiterated to the Applicant that the frame of the garage door must be wood. The applicant was also advised that an 8 1/2" x 11" color board is required for the project. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the garage door as submitted subject to the conditions outlined above.

**Shipp Residence**

**Lot 41, Blk. 2, Flg. 3  
1040 June Creek**

**Preliminary Review**

Chrissy Shipp presented the revised preliminary plans to the Committee for their review and the following matters were noted.

- a. The roof will be converted to a "Drex" low reflective metal roof from the current shingle roof . The color of the standing seam metal material will be slate gray.
- b. The specifications for the stone piers (bases and caps) must be indicated on the plans.

- c. The Committee recommended that the stone caps on the piers should be 3: to 3 ½” thick Colorado Buff.
- d. A new 8 ½” x 11” color board with samples must be submitted.
- e. The pattern of the stamped concrete at the front entry must be submitted.
- f. Printed out photographs of the side elevations of the home are required.
- g. All disturbed areas at the construction area to be re-sodded.
- h. The deposit amount is \$5,000.00. \$4,500.00 will be refunded upon a successful compliance inspection and \$500 will be retained by SPOA as an administrative fee.
- i. All exterior colors are to match the existing colors/stains on the adjacent materials. The applicant also needs to provide a meter concealment strategy.
- j. An accurately drawn detail through the section of the front entry is required..
- k. Dimensions of the beams and posts are required.
- l. Note the color change of the garage door on the plans.

Ms. Shipp may bring the requested information to Mr. Perkins for staff approval.

**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 19<sup>th</sup> day of July, 2012.