

SINGLETREE DESIGN REVIEW COMMITTEE

MEETING MINUTES

March 2, 2017

A Regular Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, March 2, 2017, at 8:15 am, at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman Larry Rogers, Alex Coleman, Larry Deckard, Mike Suman and David Viele. The Architectural Consultant, John Perkins, was also present.

MEETING MINUTES – The Committee reviewed the February 16, 2017, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the February 16, 2017, meeting minutes, as presented.

Singletree Property Owners' Association Legal Committee - Mike Budd and Chuck Powers presented an updated Covenant Administration Policies, Regulations and Procedures that they are working on. They provided an overview of the DRC related sections and reminded all DRC members that they are obligated to report work being done in Singletree that does not have the requisite approval(s) or work that is not being done in compliance with the approval(s). Discussion was had about work sessions and what cannot be discussed during a work session. A work session is to have technical questions answered and make sure the required information is there for the DRC members to make decisions during the meeting. Additional language should be added to each Singletree DRC application to clear up what constitutes an application and expectations around Conceptual, Preliminary and Final reviews and approvals. Finally, a Variance and its limited use and requirements for an approval or denial were discussed. DRC members spoke about the potential to look into options to provide increased incentive for Owners to invest and improve existing homes in Singletree. The DRC was also reminded of the importance of being focused during meetings and not using electronic devices.

Courtois Residence

Filing 4 Block 2 Lot 50

Conceptual Review

Phillipe & Ellyn Courtois, Owners

0330 Foal Circle

Single Family - Addition

Phillipe Courtois, owner, presented conceptual plans to expand the dining room and kitchen areas and add an office to an existing single family residence. The plan includes squaring off and existing rounded wall in the dining room area. The expansion would add approximately 347 square feet, approximately one-half of remaining allowed Habital Area. All details will match existing.

The Committee reviewed the Conceptual Plans and the following matters were noted:

- a. A complete Final Submittal is required for Final Review and Approval.

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

RESOLVED to approve the Conceptual Plans subject to the conditions outlined above.

Larry Rogers, architect, provided an update on changes since the last review. The east unit's garage has been turned and is now side loading. There is an off-set in the plane of the two units on the north side and some of the roof lines have been modified to reduce the mirror image reflection. The DRC expressed continued concern about the amount of square feet in the garage and importance of ensuring it cannot be converted into Habital Area and they would like to see more detail about how the scoring was going to be constructed in the stucco and suggested that it be stacked horizontally only and line up with the window. Ensure there is a clean, consistent reveal in the scoring pattern. It was suggested to add some areas of the grey color to the west unit to balance out the appearance of the two units. Evaluate the windows on the west wall to make sure there is not a large blank wall. Look to differentiate the entryways to the two units with different colors. The Committee would like to see updated color elevations.

The exterior colors include:

- Cement Stucco System Colors: Mocha Cream (#0115), Spectral (#32132) & Burnt Ash (#11403)
- Wood Stain – Porter Paints Semi-Transparent Dark Oak (#725)
- Windows and Doors – Sierra Pacific in dark bronze
- Roof – Drexel Metals dark bronze
- Hand Rails – Dark Bronze

The Committee reviewed the Conceptual Plans and the following matters were noted:

- a. The garage crawl space / storage area shall have concrete walls and slab that limit the head height to 5' or less.
- b. The west unit's west form shall be the grey color.
- c. Extend the west roof form to ensure there is a logical materials transition.
- d. The entryway of the east unit should be the darker beige color.
- e. The windows in the upper bedroom should be maintained.
- f. Complete updated color renderings shall be provided to the Committee for final review before the plans are stamped Final by the Architectural Consultant.
- g. The applicant was reminded that any changes to the approved plans shall be approved by the DRC prospectively.
- h. Final approval shall be granted upon receipt of \$14,500 for the Design and Construction Site Compliance Fee and the Landscape Deposit, of which \$1,250 shall be retained by SPOA as their fee, including the \$250 Site Observation Fee.

A motion was made to approve the Final Plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously (Rogers recused)

RESOLVED to approve the Final Plans subject to the conditions outlined above.

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 2nd day of March 2017 at 10:05 AM.

Staff Approvals

There were no staff approvals.