SINGLETREE DESIGN REVIEW COMMITTEE MEETING MINUTES March 3, 2016

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, March 3, 2016, at 8:30 am, at the Singletree Community Center, Edwards, Colorado.

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

MEETING MINUTES – The Committee reviewed the February 18, 2016 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the February 18, 2016 meeting minutes as submitted.

Addis Residence	Filing 4, Block 1, Lot 49	Final Review
Alex Coleman	160 Morgan Drive	Remodel/Window changes

Alex Coleman, contractor, along with Mr. Addis, homeowner, presented the Final plans to the Committee for their review and the following matters were noted:

- a. All window and door detail and stucco shall be detailed and painted to match existing materials.
- b. There will be no new exterior lighting.
- c. Any existing flues or vents that are not currently a non-reflective color shall be painted a non-reflective color.
- d. A \$3,500 compliance deposit is required. \$3,000 is refundable upon successful completion of all project work and \$500 is retained by the Singletree Property Owners Association as an administrative fee.
- e. The applicant was reminded that any changes to the approved plans need to be approved by the DRC prospectively.
- f. The Committee authorizes the Architectural Consultant to stamp the final plans, subject to the conditions listed above.

A motion was made to approve the Final plans 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.

Dickerson Duplex	Filing 3, Block. 2, Lot 14	Conceptual Review
Larry Rogers	0323 Longhorn Road	New construction-Duplex

Larry Rogers, Project Architect, presented the Conceptual plans to the Committee for their review and the following matters were noted:

- a. Further consideration should be given to a drainage solution on the northeast corner where the house and the garage intersect. The Committee suggested adding a heated director box and a downspout to a perimeter drain.
- b. The Committee suggested additional study be given to the gable on the south roof elevation and consider over-framing it, as well as potentially using it as a venting element.

Due to a conflict of interest, Larry Rogers recused himself from voting.

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.

Judge ResidenceFiling 2, Block 3, Lot 28Conceptual ReviewBrian Judge and Steve Sandoval11 Buckboard RoadMajor remodel/minor addition

Brian Judge, Project Architect and homeowner, presented the Conceptual plans to the Committee for their review and the following matters were noted:

- a. The exterior remodel of the home will give it a more mountain contemporary character and there will be an addition of approximately 70 square feet to square-off a room at the entrance to the home.
- b. Approximately 20 to 30 trees will be removed, predominately Cottonwood, as well as some Aspens and Crab Apples, and one Spruce tree. The final landscape plan will clearly identify all trees and landscaping that will be removed. A Tree Removal Application will be submitted and approved prior to any tree removal commencing. The Committee agreed that approved tree removal could commence prior to Final Approval of the remodel and addition.
- c. The master bedroom will include a new pyramid roof form that will project approximately 3'6". It will generally not be visible from the ground or surrounding areas.
- d. All glass block windows will be removed and replaced with operable windows that match existing windows.
- e. The Committee suggested the Applicant create a warmer exterior color palette.
- f. A dumpster can be placed on the driveway for interior work that can begin prior to the Final approval for exterior construction activity.
- g. The following submittal items are required prior to a final review:
 - a. Landscape plan identifying all landscaping to be removed;
 - b. Cut sheet for the exterior lighting;
 - c. Color board;
 - d. Required setbacks identified on the plans; and
 - e. Submittal requirements per Section 8.4, Final Design Review, Singletree Design Guidelines.

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.

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 3rd day of March 2016.