SINGLETREE DESIGN REVIEW COMMITTEE MEETING MINUTES July 2, 2020

A Virtual Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, July 2, 2020, at 8:30 am, via GoToMeeting.

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

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

RESOLVED to approve the June 18, 2020, meeting minutes.

Meynier Residence Filing 1 Lot 69 Conceptual Review Melissa Brandrup, Architect 0811 Charolais Circle Addition, Re-Roof & Alteration

Melissa Brandrup, architect, explained her clients would like to add a master suite to the home while preserving as many of the trees as possible. An additional storage area with 8' head height will be added under the new master suite area. They also plan to re-roof with a standing seam metal roof in dark bronze and replace all the windows with new windows clad in dark bronze. The garage door will also be replaced with a wider glass garage door. Current Habitable Area is 3,456 sq ft and an additional 860 sq ft is allowed. The proposed master suite addition is approximately 790 sq ft.

The Committee listened to the presentation and reviewed the proposed plans presented for the addition, re-roof, and exterior alteration. Following discussion, by motion duly made and seconded, it was unanimously

a. The new storage area is considered Habitable Area if it has a head height of 5' or greater.

RESOLVED to approve the Conceptual Plan subject to the conditions above.

Cohn Residence Filing 4 Block 4 Lot 39 Final Review
Courtney Gregory, Architect 0161 Snaffle Road Landscape Changes

Courtney Gregory, architect, presented plans to add an on-grade patio, re-grade the back yard and add a boulder retaining wall and add new steps between the existing deck and the new patio. Removal of a cottonwood and evergreen tree have already been approved. The Committee listened to the presentation and reviewed the plans for the proposed landscape changes. Following discussion, by motion duly made and seconded, it was unanimously

a. Final approval shall be granted upon receipt of \$1,500 for the landscape growing season deposit and \$500 in fees to the SPOA (\$250 for the Site Observation Fee and \$250 Administrative Fee.)

RESOLVED to request a revised deck rail design be submitted that incorporates stucco and open rails subject to the conditions above.

Fischer Residence Filing 3 Block 2 Lot 45 Conceptual Review Millie Aldrich, Architect 0960 June Creek Road Exterior Remodel

Millie Aldrich, architect, explained her clients would like to create more curb appeal and add more durable exterior materials to their home, and address water and snow currently drain to the front door. No new sq ft are contemplated in the remodel. The entry door will be replaced with a new door and window and cedar siding will replace the stone veneer at the entryway. The south and east elevations will have new stucco and metal. The south facing half circle window will be removed and all windows will be painted dark bronze to match the metal panels. The stucco will continue around the house and terminate at the existing shed roof. The new curved roof at the entryway is designed to move snow and water away from the front door. The Committee expressed concern about snow buildup on the north side of the curve.

New Metal Roof at EntryDark BronzeNew Metal SidingDark BronzeNew Metal Garage DoorDark BronzeExisting Wood StainUrban Bronze

Existing Roof DaVinci Tahoe Shake

The Committee listened to the presentation and reviewed the proposed plans presented for the exterior remodel. Following discussion, by motion duly made and seconded, it was unanimously

- a. Architectural Consultant shall verify the siding and roofing metal colors and the verify the specifications for the new curved roof.
- b. Final approval shall be granted upon receipt of \$5,000 for the Design and Construction Site Compliance Deposit and \$500 in fees to the SPOA (\$250 for the Site Observation Fee and \$250 Administrative Fee.)

RESOLVED to give final plan approval subject to the conditions above.

Flaherty Residence Filing 4 Block 2 Lot 30 Final Review

John Perkins, Architect 0261 Foal Circle Exterior Remodel

John Perkins, architect, presented final plans for an exterior remodel. Changes since the last review include the removal of existing clay roof tiles that will be replaced with a standing seam metal roof. The lower level bedrooms now show egress via sliding glass doors that face the

patio that is covered by the cantilevered deck above. The window in the one-car garage has been enlarged. A new patio/terrace will connect at the front door. The double garage door will be replaced with one large Clopay Avante garage door. The front door will feature new steel columns. In the master bedroom existing windows will be enlarged and a sliding glass door will be added. All deck railings will be horizontal metal rails.

The Committee listened to the presentation and reviewed the proposed plans presented for the exterior remodel. Following discussion, by motion duly made and seconded, it was unanimously (Coleman recused)

- a. A final color board shall be provided, reviewed, and approved prior to completion.
- b. Final approval shall be granted upon receipt of \$5,000 for the Design and Construction Site Compliance Deposit and \$500 in fees to the SPOA (\$250 for the Site Observation Fee and \$250 Administrative Fee.)

RESOLVED to give final plan approval subject to the conditions above.

Cantwell/Talbot Duplex Filing 4 Block 4 Lot 19 Final Review
Charlie Perkins, Architect 0021 Foal Circle Deck Rail Change

Charlie Perkins, architect, presented revised plans to open a portion of an existing stucco deck rail and replace it with a new black metal open railing as well as replace the stairwell railing to match. The Committee recommended exposing the wood deck beam around the whole deck and ensure it matches the stair stringer.

The Committee listened to the presentation and reviewed the proposed plans presented for the new rear deck rail. Following discussion, by motion duly made and seconded, it was unanimously

RESOLVED to give final plan approval.

Proposed Amendments to the Design Guidelines

The Committee recommends the SPOA board immediately update Compliance Deposits and Fees to reflect the scope of changes/remodels in Singletree today. David Viele and John Perkins will meet with representatives from the SPOA board to move the Design Guideline update process along.

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 July 2020, at 10:15 AM.