

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
October 17, 2013**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, October 17, 2013, at 8:30 am., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman George Gregory, Karen Zavis, Charlie Dolan, Larry Rogers and Connie Powers. The Architectural Consultant, John Perkins, was also in attendance.

MEETING MINUTES – The Committee reviewed the October 3, 2013 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the October 3, 2013 meeting minutes as submitted.

Viele Residence	Fig. 2, Blk. 1, Lot 8 0044 Conestoga Circle	Conceptual
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Mark Donaldson, along with the owner, David Viele presented the conceptual plans to the Committee for their review and the following matters were noted:

- a. Architectural consultant needs to verify allowable square footage and check height limitations.
- b. Due to the fact that the design of the home results in some roof overhangs very close to the setback lines, an ILC verifying the location of those corners will be required.
- c. Re-consider design of boulder rockwork at driveway entrance relative to County right-of-way issues with snow plowing.
- d. Provide a color board in an 8x11 format for DRC records, with all color and material selections finalized.
- e. Provide all dimensions and details required for both preliminary and final review at the next submission if final approval is desired.

By motion duly made and seconded, it was unanimously

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

Sherman Residence	Fig. 4, Blk. 3, Lot 1 80 Mesquite	Re-roof
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Roger Wilkinson, on behalf of Mr. Sherman, presented the proposed replacement membrane roofing material for this flat-roofed home to the Committee for their review, as well as a request to leave the roof unballasted. Mr. Wilkinson provided the Committee with color and material samples, along with an explanation as to why professional roofing contractors no longer recommend ballasting.

The Committee discussed the history of ballasting in Singletree, citing that in years past the facts that 1) the membranes were typically only available in black or white; 2) tended to have reflective issues; and 3) were ballasted primarily for aesthetic reasons (specifically the visual impact on neighbors living above unballasted roofs). Some more-recent replacement membranes on flat roofs have been installed without ballasting, dependent on visual impact and color selection. The Committee agreed that replacement of roof membranes on flat-roofed homes shall be approved on a case-by-case basis, depending on membrane color selection and visual impact.

By motion duly made and seconded, it was unanimously.

RESOLVED to approve the proposed replacement membrane roofing material with the dark gray color as submitted.

Rhan/Sego Duplex

**Fig. 3, Blk. 3, Lot 19
621 Singletree Road**

Conceptual Review

Beth Levine, the Owners' representative and Architect, presented the conceptual plans to the Committee for their review and the following matters were noted:

- a. The project still reflects a mirror image, which is not in conformance with DRC Guideline 2.22.
- b. Although the Committee was receptive to the gentle curved arched roof design element, Ms. Levine was advised that this particular element was being overused and not in a manner that addressed the mirror image concerns which continue to persist in the current drawings. The Committee recommended the Architect reconsider the overall roof design as well as the entry in an effort to mitigate the mirror image resulting from the two similar units and the vertical dividing line appearing in the center of the proposed duplex.

The Applicant indicated that it was likely the project would not go forward in accordance with her clients instructions. The Committee on its own motion decided to table the project.

DISCUSSION:

Courtois Residence

**Fig. 4, Blk. 2, Lot 50
330 Foal Circle**

**Driveway Improvements/
Landscaping**

The Committee agreed that a letter will be sent to the Courtois' requesting that a landscape plan be submitted to the DRC no later than March 15, 2014. The homeowner is to be reminded that the approval of the driveway replacement was contingent upon the landscape improvements on the front elevation, particularly the center driveway island and the landscaping contiguous to the driveway.

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 17th day of October, 2013.