

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
June 3, 2021**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, June 3, 2021, at 8:30 am, at the Singletree Community Center.

Members present were David Viele, Larry Deckard, Larry Rogers, and Patrick Scanlan. Dan Godec, George Gregory, Karen Zavis, and Jennie Longville were there from the SPOA Board.

The DRC and SPOA Board discussed several items.

Golf Course Netting Adjacent to the Sonnenalp Club Driving Range

The DRC let the SPOA Board know they denied an owner's request to install golf course netting adjacent to the Sonnenalp Club driving range because it is not allowed under the Design Guidelines. It was also noted that no one purchases a home on a golf course or driving range without knowing there is an inherent risks of errant golf balls in the area.

There was discussion about the potential to amend the Design Guidelines to allow for golf course netting adjacent to the driving range only. Acknowledging that the volume of balls being hit at the driving range is different than the rest of the golf course. Consensus was that it may be possible to allow it on Sonnenalp Golf Club property only and only adjacent to the driving range. If it were to be allowed, it should be limited to no more than 100' continuous feet in length and there should be an off-set of some sort for an adjacent piece of netting.

Roofing Materials on Duplexes

There was discussion about the appropriateness of continuing to allow cedar shakes as a roofing material. There was agreement that many people like the aesthetic of the natural product and it is possible to achieve a Class A Fire Rating with cedar shakes.

It was agreed that the requirement for duplexes to maintain the same roofing materials creates challenges when one neighbor needs a new roof before the duplex mate. Party wall agreements cannot be abrogated regardless of the Design Guidelines. There is a desire to allow up to 25% roof area repair and/or replacement to occur without duplex owner sign off.

If two roofing materials were to be allowed on a duplex the consensus is that a document would need to be signed by both owners and recorded against the property so a future owner would understand the next roof to be replaced must match the other roofing material.

Habitable Area

The DRC believes that there may be a point in time where the definition of Habitable Area should be amended to allow for more flexibility within the existing prescribed bulk and mass limitations. The goal would be to not increase the height, site coverage, etc., rather it would be to allow more habitable area under the existing limits. It was acknowledged that any change to

Habitable Area is a significant undertaking that would involve amendment(s) to multiple governing documents. Concern was expressed that allowing more Habitable Area could lead to unintended consequences like illegal lock off units, etc. that could exacerbate parking problems along with other issues.

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 June 2021, at 9:45 AM.