

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
March 1, 2012**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, March 01, 2012, at 8:30 a.m., at the Singletree Community Center, Edwards, Colorado.

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

MEETING MINUTES – The Committee reviewed the February 16, 2012 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the February 16, 2012 meeting minutes as submitted.

Lahti Duplex	Lot 10A, Blk. 3, Flg. 2 21 Shotgun Circle #A	Conceptual Roofing
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Mr. Lahti and Mr. Nenner were present to discuss replacing their cedar shake shingles with asphalt shingles. Mr. Gregory explained that the SPOA Amended and Restated Covenants prevent approval of asphalt shingles. Mr. Gregory went on to explain other roofing options that are approvable. A motion was made to deny the request to use asphalt shingles. By motion duly made and seconded, it was unanimously

RESOLVED to deny the request to use asphalt shingles.

Lauderbach Residence	Lot 43, Blk.1, Flg. 4 Morgan Drive	Design Change
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Although he was not on the agenda the committee allowed Mr. Lauderbach to briefly present- a revision of the prior plans. The only substantive comment made regarded the fact that the revisions were trending toward his original conceptual presentation, which was unacceptable. Mr. Lauderbach will be added to the March 15, 2012 agenda.

Stitt Residence	Lot 53, Blk. 2, Flg. 3 800 June Creek Road	Conceptual Design
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The architect, Robert Thorton, and the representative for the owner, Ned Stitt, presented the conceptual plans to the Committee for their review. The Committee stated that the plans are a vast improvement from what was presented at the January 19, 2012 meeting. The following matters were noted:

- a. An 8 ½" x 11" color board on cardstock is required.
- b. The applicant was cautioned that the square footage and connector to the garage will be closely scrutinized.
- c. The applicant needs to specify ridge height on the plans.
- d. If the roof is to be standing seam metal, the material to be used shall be a low reflectivity "Drex" standing seam metal roof.
- e. A photo board is required.
- f. All exterior lighting is to be down light and cut sheets are required. (Section 3.13)
- g. Cladding details are required for the garage doors.
- h. A model is required for the preliminary review.

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.

Coleman Residence

**Lot 18, Flg. 1
20 Stagecoach Road**

Final Approval

Alex Coleman presented the final plans to the Committee for their review and the matters were noted:

- a. A roof plan including the structural components is required.
- b. The structural roof plans are required.
- c. Dimensions of the upper level need to be shown on the plans
- d. All exterior materials are to match existing and adjacent materials
- e. The entry steps will be stone and details are required.
- f. The faxed document from the adjoining property owner needs to be presented in an original form. The adjoining owner may stop by the community office and Ms. Ahmad will notarize the document.
- g. Siding details are required and must be noted on the plans.
- h. The flue shall be painted flat black.
- i. The chimney cap shall be at least 4" thick Colorado Buff and the structural supports shall be 4x4 square tubular steel.

A motion was made to approve the final plans subject to the Architectural Consultant, John Perkins, confirming that the above matters are addressed.

RESOLVED to approve the final plans subject to the Architectural Consultant, John Perkins, confirming that the above matters are addressed.

Legg Residence

**Lot 15, Blk. 2, Flg. 2
21 Stagecoach Road**

Conceptual Remodel

Andy Halminski, Evans Chaffee, presented the conceptual plans to the Committee for their review. The following matters were commented upon.

- a. The changes in the contemporary roof forms by proposing a very low shed and dormer facing east resulted in significant incongruous elements.
- b. The DRC inquired as to whether there were revised square footage calculations in light of the additional square footage that would result from the proposed loft.
- c. The DRC suggested to Mr. Halminski that the applicants should seek the services of an architect to further study roof form solutions that may be workable.
- d. Mr. Halminski advised DRC (1) that the applicant was using J.R. Whipple of the engineering firm Sticks and Stones for the structural and design work and (2) that the applicant preferred not to employ an architect. This advice was a concern to the entire Committee as it was fairly clear that the proposed changes were sufficiently significant as to require design study.
- e. The Committee requested Mr. Halminski to present photos of the elevation of adjacent homes.

The matter is tabled per the Applicant's request.

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 1st day of March, 2012.