SINGLETREE DESIGN REVIEW COMMITTEE MEETING MINUTES August 2, 2012

A Regular Meeting of the Singletree Property Owners Association was held on Thursday, August 02, 2012, at 9:00 a.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman George Gregory, Charlie Dolan, George Haller, Connie Powers and Larry Rogers. The Architectural Consultant, John Perkins, and the Community Manager, Kim Ahmad, were also in attendance. SPOA members, Eric Johnson, Mike Reisinger and Bob Drab were also in attendance.

MEETING MINUTES – The Committee reviewed the July 12, 2012 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the July 12, 2012 meeting minutes as submitted.

ROOFING PRODUCTS – Eric Johnson was present to discuss new roofing options particularly asphalt shingles. He stated that the County now requires a permit for all roof replacement and must be fire rated. Mr. Johnson stated that high fire rated properties should be allowed to install asphalt shingles that are prohibited per the DRC Guidelines. The Committee has reviewed asphalt shingles and has not found an approvable product at this time.

Mr. Haller suggests a work session should be held to consider alternate roofing options. The Committee agreed to have a work session to review new roofing options.

MJL Duplex

Lot 43, Blk. 1, Flg. 4 43 Morgan Drive **Final Review**

Mike Lauterbach presented the final plans to the Committee for their review and the following matters were noted:

- a. Specifications for the driveway are required and must be indicated on the plan.
- b. The garage door needs to be western cedar or redwood.
- c. The entry stairs will be
- d. The details on rear foundation wall need to show that the face of the stucco wall will be beveled down to the foundation wall. Section 2BB needs to be revised to reflect that detail.
- e. Green netted plastic construction fencing is required and must be indicated on the plans.
- f. The color sample for the accent stucco is too be one tone darker than BM HC-79.
- g. At completion of the project, an ILC needs to be submitted.
- h. The Applicant was advised of the limits of construction activity. (Section 6.1)
- i. The Applicant was advised of the requirements for the project sign. (Section 5.3)
- j. The meter is to be painted out to match the existing material and screened with evergreen material.

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.

Singletree DRC Meeting Minutes 8/2/12 Page 2 of 4

Rosenbach/Daniel

Lot 28, Blk. 2, Flg. 4 11 Appaloosa Drive **Addition/Preliminary**

Karen and Tom Rosenbach and Kyle Webb presented the preliminary plans to the committee for their review and the following recommendations were noted:

- a. The Applicant was advised that the variety of materials appear to have a "quilted" look.
- b. The Committee voiced their concern regarding how this project fits into the existing neighborhood.
- c. The Committee reminded the Applicant of the defensible space issue in regards to fire protection for their home.
- d. The garage doors are to be clad with 6" tongue and groove.
- e. Reconsider the colors in the pallet to fit in contextually with the neighborhood.

A motion was made to approve the preliminary plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

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

McCracken Duplex

Lot 11, Blk.4, Flg. 2 41 June Creek Road Conceptual/Deck

The property owner was not in attendance and the matter is tabled.

Shipp Residence

Lot 41, Blk. 2, Flg. 1 1040 June Creek Addition/Final

Maggie Fitzgerald and Chrissy Shipp presented the final plans to the Committee for their review and the following matters were noted:

- a. The Applicant needs to note on the plans that the roof will be standing seam.
- b. The deposit will be \$5,000.00 and all will be returned except \$500.00 which will be retained by SPOA as an administrative fee.

A motion was made to approve the final plans as submitted. By motion duly made and seconded, it was unanimously

RESOLVED to approve the final plans as submitted.

DeChant Residence

Lot 46, Blk. 4, Flg.2 0031 Longhorn Road **Play-set Discussion**

Doug DeChant was present to discuss the play-set that his neighbor, Mr. McSpadden, is complaining about. A suggestion by Mr. DeChant was to block the view of the play-set with a pinion tree. The Committee agrees with Mr. DeChant stating that they can not ask the owner of the play-set to remove the play-set due to the fact that it is located within the setbacks per the DRC Guidelines.

Singletree DRC Meeting Minutes 8/2/12 Page 3 of 4

Higer/Ristow

Lot 11, Blk. 2, Flg. 4 1381 Winlsow Road **Refund Discussion**

The Committee discussed the deposit refund issue and the Committee decided that the deposit on the Ristow home will be retained until the landscaping is completed.

Rudy Residence

Lot 26. 4, Blk. 4, Flg.4 1420 Singletree Road **Deposit Refund**

Mr. Rudy's request for the \$500 deposit be returned was discussed and the Committee unanimously agreed that the \$500.00 be returned to Mr. Rudy. By motion duly made and seconded, it was unanimously

RESOLVED to return the \$500.00 deposit to Mr. Rudy.

Martin Residence

Lot 92, Flg. 1 50 Latigo

Porch Roof

The Martins, who were not present, have requested approval of a porch roof due to water damage to a portion of their home. A motion was made to approve the conceptual plans and to advise the Applicant to submit two elevations of the proposed roof addition and railing details. By motion duly made and seconded, it was unanimously

RESOLVED to approve the conceptual plans and to advise the Applicant to submit two elevations of the proposed roof addition and railing details.

Solow Residence

Lot 93, Flg. 1 45 Latigo Metal Roof

Ms. Ahmad presented the metal roof plans to the Committee for their review and the following matters were noted:

- a. The proposed roof is to be a standing seam "Drex" metal roof with the lowest reflectivity and the final color must be submitted.
- b. A current photo of the home is required.

A motion was made to approve the roof changes subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to approve the proposed roof subject to the conditions outlined above.

Carly Erickson

Lot 34B, Blk. 1, Flg. 4 141B Corral Road

Duplex Residence

Mr. Erickson was present to discuss the issue of the deck installation by her neighbor Ms Biegler. The Committee suggests that the two neighbors agree on the plans for the deck so that this matter can be resolved.

Singletree DRC Meeting Minutes 8/2/12 Page 4 of 4

Bellis Residence

Lot 55, BLk. 5, Flg. 4 1081 Singletree Road **Paint Change**

Ms. Ahmad presented the paint changes to the Committee for their review and the following was noted:

- a. The window trim will be a SW Urban Bronze #7048
- b. The fascia will be a BM Manchester Tan HC-81

A motion was made to approve the colors as submitted. By motion duly made seconded, it was unanimously

RESOLVED to approve the color changes as submitted.

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 2^{nd} day of August, 2012.