

**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.

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.

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 2nd day of August, 2012.