

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
June 16, 2022**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, May 5, 2022, at 8:30 am, jointly with the Singletree Property Owners Association Board of Directors (SPOA) at the Singletree Community Center and via Zoom.

DRC members present were David Viele, Larry Deckard, Larry Rogers, Mike Suman, and Patrick Scanlan.

SPOA members present were Dan Godec, Karen Zavis, and Lorry Prentis.

Members of the Public Attending were:

- Andrew Olson, owner via Zoom
- Edwina Carrington, owner via Zoom
- Ron Rubinoff, owner via Zoom
- Wayne Hinman, owner via Zoom
- Anne Cuny, owner
- Chris Neuswanger, owner
- Clint Janssen, owner
- Cody Stammers, Elite Roofing
- George Gregory, owner
- Helen Burton, owner
- Jean Mitchell, owner
- John Miller, Gulf Eagle
- Josh Thomas, Unified Stone Coated Roofing
- Laura Whitehorn, owner
- Rob Grems, owner

MEETING MINUTES – The Committee reviewed the May 5, 2022, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the May 5, 2022, meeting minutes.

Joint Work Session with the SPOA Board to Discuss the DRC’s Recommendation to Eliminate Wood Shakes as a Permitted Roofing Material in May 2023, Permitted Roofing Materials, and Duplex Roofing Material Requirements

In February 2022, the DRC recommended the Design Guidelines be amended to prohibit the installation of new or full replacement wood shake roofs in Singletree after May 1, 2023. The Design Guidelines require that duplexes have the same roofing material. Wood shakes are no

longer the affordable option, and it may be time to add more affordable roofing material options as permitted roofing materials.

The SPOA board noted they have received a lot of public input regarding the DRC's recommendation and have consequently done more research on existing roofs in Singletree, as well as received information and advice from local fire experts. The consensus from the fire experts is it best practice to eliminate wood roofs, with the goal being safety first.

DRC members noted that the Design Guidelines require duplexes to maintain unity in their design elements and the roof is an important component of the design. DRC appreciates the challenge this poses for some duplex owners, but they encourage maintaining the unity of duplexes otherwise it is an extreme aesthetic challenge. The DRC continues to support the elimination of wood shakes as a permitted roofing material for new or full replacement roofs. The roof is one of the largest design elements of duplexes and consistency is important. DRC works hard with owners to achieve consistency in design as well as maintain it over time.

There was concern noted about potential legal challenges when duplex owners do not agree. The DRC does not want to be involved in duplex negotiations and Party Wall disagreements. The DRC would look for clear direction from the SPOA Board on allowing varied materials on duplexes. The DRC reiterated that allowing two different roofing materials on one duplex is challenging and they would not like to see that. Perhaps more affordable roofing material options is a better solution, with a focus on Class A Fire Rating and the aesthetics of the product.

The environment has changed dramatically in the last couple of years, and it is essential to address the wildfire risk with wood roofs. The DRC suggested finding a high-quality option with tight specifications. Asphalt could be an option. Color as well as material would need to be regulated. The DRC stressed the importance of the quality of the product including a strong shadow line on the product edge. If asphalt shingles were permitted, they would need to be strictly regulated to color, material, and brand. It was reiterated again that it makes sense to eliminate wood shakes due to the fire danger.

Everyone acknowledged that technology is always changing, and the DRC is always reviewing new materials. Asphalt shingles may not be the economic choice in the current environment.

The SPOA Board agreed that asphalt shingles are constantly improving.

A questioner was asked if the DRC could better match roofing materials if two different roofing materials were allowed.

The DRC reiterated that they have a real concern about allowing duplexes to have two different roofing materials and pointed to Idaho Springs as an example of a duplex look that Singletree would not want to see in the community. It is already a challenge to keep duplex materials

cohesive. People buy into the community knowing there are specific requirements and values, and buyers have additional due diligence requirements when they buy a duplex.

The meeting was then opened for public comment.

Clint Janssen, owner, and Chair of the Fire Protection District Board, said the boards are on the right track in eliminating wood roofs and he acknowledged that no one is being forced to remove their wood roof. He did encourage the boards to find a more affordable roofing material option for residents to use. The climate is changing rapidly as are wildfires. Getting rid of wood roofs is a form of wildfire risk mitigation. He encouraged people to look for limited or noncombustible roof materials. They protect your home and your neighbors. Residents should be encouraged to complete all the mitigation work they are able to do. Wildfire embers can travel miles ahead of a wildfire and he supports removing kindling from roofs. Again, the proposed change does not require anyone to remove their existing wood roof.

Helen Burton, owner, has concern about how the proposed change impacts duplexes. She encouraged the boards to find compatible roofing materials so that duplexes could have two different roofing materials. Allowing asphalt shingles does not eliminate the duplex challenge.

Laura Whitehorn, owner, asked if existing wood shakes could be retreated with fire retardant to increase fire protection. She encouraged people to get rid of dead trees as they pose a fire risk as well. She asked for addresses where specific, approved roofing materials have been installed in Singletree. In her specific duplex the Party Wall Agreement is particularly challenging. She encouraged the boards to create a process that could encourage duplex owners to work together more.

Chris Neuswanger, owner, shared that his duplex has two different aged wood roofs on it. His is much newer. He has also lived in a duplex where neighbors could not agree on paint colors. He believes there needs to be a concrete solution for Party Wall Agreement issues. The cost of re-roofing is a real financial hardship, and he suggested the Berry Creek Metro District create a fund to help pay for re-roofing for those who cannot afford it. He does not believe it is appropriate to say duplex roofs have to match.

The boards responded that the proposed change does not mandate anyone re-roof and the requirement for matching materials on a duplex exists today.

Anne Cuny, owner, agrees with eliminating wood shakes as a permitted roofing material. It would be real hardship for her since she replaced the wood shakes on her half of her duplex five years ago and will not need a new roof for a long time. She encouraged finding a solution for the duplex challenge.

Ron Rubinoff, owner, thanked the boards for doing the research and informing the community. He believes the boards are moving in the right direction and should stay focused on not allowing new or replacement wood roofs.

Andrew Olson, new owner, purchased a home with an old wood roof and would like to replace it. He encouraged the DRC to focus on new roofing options and ensure they meet the design aesthetic and cohesiveness desired.

The DRC reaffirmed they remain unanimous in their recommendation to eliminate wood roofing as a permitted material as of May 2023. There needs to be additional discussion around the duplex materials challenge.

SPOA Board members and most of the public left the meeting.

**Hendricks Residence
0735Charolais Circle
Cody Stammers, Elite Roofing
Josh Thomas, Unified Stone Coated**

Filing 1 Lot 75

Request to Add Boral Steel Pine-Crest Shake in Gold River to Permitted Roofing Materials

Cody Stammers and Josh Thomas made a presentation about Boral Steel Pine-Crest Shake. They clarified that a roof is more than just the roofing material, it is a whole system. Boral Steel roofing has been installed elsewhere in Eagle County and is a more economical fire-resistant roofing material that achieves a unified look. Boral steel is a stone coated steel product that has a Class 4 Hail Resistance Rating, is fire resistant, can withstand winds up to 120 MPH, is light weight, provides above sheeting ventilation, and comes with a 50-year limited warranty. This product along with a Class A Fire Rated assembly may result in reduction in homeowners' insurance premiums. They recommend using the Sol R Skin Blue with it to increase the R-Value. This product typically costs less than a DaVinci roof installed. Boral Steel is also energy efficient because it is watertight and breathable. Air circulates under the product to insulate in the winter and cool in the summer. The product may also reduce ice damming and snow avalanching off the roof. It is easy to install solar panels on top of it too.

The DRC discussed the profile and shadow line of the product and found it to meet the roofing standards. After reviewing all six color options the Pine-Crest Shake comes in it was agreed that all colors are appropriate for use in Singletree. No profile other than the Pine-Crest Shake from Boral Steel was approved for use in Singletree.

Following the discussion, by motion duly made and seconded it was

RESOLVED (Deckard & Rogers opposed) to add Boral Steel only in the Pine-Crest Shake as a permitted roofing material.

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 16th day of June 2022, at 10:35 AM.