

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
April 20, 2023
Via GoTo Meeting**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, April 20, 2023, at 8:30 am, via GoTo Meeting.

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

MEETING MINUTES – The DRC reviewed the March 16, 2023, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the March 16, 2023, meeting minutes.

It was noted that David Viele got up at 4:30 AM on vacation in Hawaii to attend the meeting.

Hillside Duplex	Filing 3 Block 2 Lot 10	Final Review
Mike Lauterbach, Owner	0091 Rowel Drive	New Construction Duplex

Mike Lauterbach, the owner, presented final plans for review. Since the previous review, the parapets on the flat roofs have been changed to wood siding to better match the fascia. The parapets are capped with painted metal. The steel headers over the garage doors are now covered with wood. The wall insulation is a combination of foam and blown in insulation. There are only wood headers on the windows with no trim on the side or windowsill detail. The deck railings will match what was built on the Singletree Road duplex north of the first hole.

The Committee remarked that the final design is improved, and the window fenestration is well organized, the deck rails are a nice detail, and they like the treatment of the flat roofs. There was a brief discussion about the landscaping, and it was noted that the hillside behind the house will not be disturbed beyond the limits of construction. It was noted that new construction required a chain link fence to be maintained around the limits of construction.

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

- a. Provide an elevation that indicates the color of each surface.
- b. A 4' to 6' tall chain link fence with green mesh fabric shall be maintained around the limits of construction activity.
- c. Final approval will be granted upon receipt of a \$20,000 Compliance Deposit.

RESOLVED to approve the Final Plans subject to the condition above.

Rogers Residence
Larry Rogers, Owner/Architect

Filing 4 Block 2 Lot 55
0130 Foal Circle

Final Review
New Habitable Area & Exterior Reno

Larry Rogers, the owner and architect, presented final plans for new Habitable Area and exterior renovation. The stucco colors and window cladding have been darkened since the previous proposal.

Primary Stucco Color	Shaker Gray (Stolastic 1594)
Secondary Stucco Color	Rocky Coast (Stolastic 1594)
Window Cladding	Pella Iron Ore
Solar Awnings	CMG Metals Musket Grey
Soffit and Wood Fence	Olympic Semi-Transparent Stain Timberline

The metal window eyebrows will be 16-gauge steel interlocking pieces that are no more than 4' long. The fasteners will be lag bolted into the header or with solid blocking behind them.

The Committee expressed concern about the proposed eyebrow fasteners. They were concerned about the potential for buckling and the fasteners reducing the clean face of the design.

It was noted that the existing stucco wall around the house provides a 4' construction fence.

Following the discussion, by motion duly made and seconded it was unanimously (Rogers recused)

- a. Re-consider the eyebrow fastener detail and ensure they are either part of the design or they are installed on the underside to have a clean face and reduce buckling.
- b. Final approval will be granted upon receipt of a \$7,500 Compliance Deposit.

RESOLVED to approve the Final Plans subject to the condition above.

There will be no DRC meeting on May 4, 2023.

ADJOURNMENT – There being no further business to come before the DRC, by motion duly made and seconded, it was unanimously

RESOLVED to adjourn the regular meeting of the Singletree Design Review Committee this the 20th day of April 2023, at 9:05 AM.