

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
August 5, 2010**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, August 05, 2010, at 8:30 p.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman George Gregory, Larry Rogers, Karen Woody, Connie Powers and George Haller. The Community Manager, Kim Ahmad and the Architectural Consultant, John Perkins, was also in attendance.

MEETING MINUTES – The Committee reviewed the July 15, 2010 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the July 19, 2010 meeting minutes as submitted.

Nolasco Duplex	Lot 26, Blk. 1, Flg. 2 0020 Rawhide Road	Landscape plan
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After numerous complaints from the community, Ms. Nolasco was invited to attend this meeting to discuss a possible remedy to bring her property into compliance with the original approved landscape plan. Ms. Nolasco stated that due to a lack of funds, she had not been in a position to complete her landscaping and requested 20 more days to complete the landscape according to the approved plan. Ms. Nolasco stated in response to direct questioning that the duplex that the duplex lot is completely irrigated. The owner has been directed by the Committee to complete her landscaping by supplementing her existing plantings with additional landscaping material. All trees and plantings must be the required size as outlined in the DRC Guidelines, Section 3.4. This work must be completed by September 30, 2010. Additionally, Ms. Nolasco will have to confirm to the DRC's satisfaction that an irrigation system has been installed, that it is functioning properly to adequately irrigate the barren ground and to provide drip irrigation to the trees.

Ms. Nolasco will appear at the 8/19/10 meeting to submit a revised landscape plan.

Free Duplex	Lot 14N, Blk. 1, Flg. 4 0150 Palomino Road	Addition
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Nathan Free presented the addition plans to the Committee for their review and the following matters were discussed and/or noted:

- a. A current ILC is required
- b. Details on exterior railings as well as the window trim and fascia are required and must match the existing materials.
- c. Green netted construction fencing is required. (Section 6.7)
- d. A new landscape plan addressing the plants that will be moved or added is required.
- e. All exterior lights must be down lights and cut sheets are required. (3.13)
- f. A strategy for where the stucco meets siding on the east facing elevation is required. (A vertical corner board or barge board was suggested)
- g. The DRC needs photos of the east and north elevation
- h. The applicant owns both sides of the property and therefore no approval letter was required.

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 condition outlined above.

Sack Duplex

**Lot 4A, Flg. 1
0118 Hackamore Road**

Garden Wall

Gene Sack presented the plans for the garden wall that will be constructed with stucco (west elevation) and wrought iron (north or entry elevation) with a wrought iron gate to the Committee for their review and the following matters were discussed and noted:

- a. A primary reason for the garden wall is to provide some respite from the interstate traffic and noise. The front deck is essentially unusable and the proposed stucco wall which will be integrated into the main structure of the home and will give the owners much more privacy.
- b. A signed, notarized letter from the adjoining property owners stating their approval is required.
- c. Details and dimensions on all new materials are required.
- d. To better understand the plan, photos are required.

By motion duly made and seconded, it was unanimously

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

Limbacker Duplex

**Lot 23, Blk. 3, Flg. 2
0123B Buckboard Road**

Deck Extension

The Committee reviewed the deck extension plans. By motion duly made and seconded, it was unanimously

RESOLVED to approve the deck extension plans subject to the fireplace being natural gas and being surrounded by stone.

NOTE: A letter from the adjoining property owner has been submitted.

STAFF APPROVAL:

Sims Residence

**Lot 39, Flg. 1
0447 Rawhide Road**

Re-Roof & Concrete Tile

Abel Duplex

**Lot 12, Blk. 3, Flg. 2
0007 Shotgun Circle**

Color re-paint

Starr Residence

**Lot 7, Blk. 2, Flg. 2
0110 Howard Drive**

Cottonwood Removal

Frazier Residence

**Lot 23, Blk. 2, Flg. 2
0310 Longhorn**

Cottonwood Removal

ADJOURNMENT – There being no further business to come before the Committee, it was unanimously

RESOLVED to adjourn the Regular Meeting of the Singletree Design Review Committee, this the 5th day of August, 2010.