

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
January 10, 2008**

A Regular Meeting was held on Thursday, January 10, 2008, at 8:30 a.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman George Gregory, Charlie Dolan, Connie Powers and Karen Woody. The Architectural Consultant, John Perkins, was also in attendance.

**CONSIDERATION OF MEETING MINUTES** – The Committee reviewed the December 13, 2007 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the December 13, 2007 meeting minutes as submitted.

<b>Brummer Residence</b>	<b>Lot 14, Blk. 5, Flg. 4 0011 Mustang Road</b>	<b>Conceptual Review</b>
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Mr. and Mrs. Brummer and John Martin presented the conceptual plans to the Committee for their review.

- a. The owners advised the DRC that they would like to add another unit (to the existing unit) on this duplex lot.
- b. The DRC reviewed the proposed addition, the tenuous connecting element, and advised the Applicants that the proposed as submitted would not comply with the Guidelines (Section 2.22) in that it does not present a unified structure.
- c. The DRC advised that crossing the deep swale on the east of the lot was going to require Berry Creek Metro District approval because it crosses metro district property.

The matter was tabled at the Applicants request.

<b>Merritt Residence</b>	<b>Lot 4, Blk. 4, Flg. 4 0520 Winslow Road</b>	<b>Conceptual Review</b>
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Scott Turnipseed presented the conceptual plans to the Committee for their review and the following matters were noted or addressed:

- a. The overhangs are encroaching into the setback.
- b. The Applicant was cautioned about the impact of golf balls on this site, particularly on the west elevation.
- c. The Applicant was requested to compress the connector of the garage, so that the garage appeared more integrated (as opposed to connected) to the residence. (Section 2.16)
- d. The other questions raised by the DRC were addressed by Mr. Turnipseed.

Ms. Woody made a motion to approve the conceptual plans as submitted. By motion duly made and seconded by Mr. Dolan, it was unanimously

**RESOLVED** to approve the conceptual plans as submitted.

**Las Vistas**

**Lot 22, Blk. 3, Flg. 3  
0751 Singletree Road**

**Discussion**

AMS Development, Inc's (AMS) request regarding vent pipe enclosures, deposit refunds and a response to the "as built" landscape plans as set out in AMS's letter dated January 7, 2008 were discussed. There were five items enumerated in the correspondence and each item was discussed separately. During the discussion, the HOA President, Mr. Doug Grey appeared and advised the DRC that there were several unfinished items yet to be completed.

The five items were addressed as follows:

1. The mansard chimney cap and metal enclosures raised questions regarding their massing and the way they will be attached to the existing building. The DRC recommended that the enclosure be at least 18" wide as opposed to the 12" submitted.
2. The DRC agreed that it was appropriate to refund the two \$16,667.67 deposits for the retaining wall portion and utility portion of the \$50,000 Infrastructure Compliance Deposit.
3. The request to release the Building Compliance Deposit of \$49,000.00 was denied because the vent pipe/chimney caps are not complete.
- 4&5. The DRC suggested that questions regarding landscaping be tabled at the DRC's suggestion until a proper landscape inspection could occur after June 1<sup>st</sup> (the DRC does not perform landscape inspections between September 30<sup>th</sup> and May 31<sup>st</sup>).

Upon motion made by Ms. Powers, seconded by Mr. Dolan, the DRC adopted and unanimously approved the above listed responses to the Applicant's requests.

**ADJOURNMENT** – The meeting was adjourned at 9:00 a.m.