

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
August 28, 2008**

A Regular Meeting was held on Thursday, August 28, 2008, 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 Karen Woody. Larry Rogers was also in attendance.

**MEETING MINUTES** – The Committee reviewed the July 24, 2008 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the July 24, 2008 meeting minutes as submitted.

**Dietz Residence**

**Lot 35, Blk. 1, Flg. 4  
0121 Corral Road**

**Final Review**

Matt Dietz and Jeff Manley presented the final plans to the Committee for their review and the following matters were noted:

- a. Verify the lens material for the exterior lights. (Section 3.13)
- b. The stone cap is to be a minimum of 2 ½” thick.
- c. Reduce the size of the exterior fireplace or increase the wall size. This issue will be re-submitted.

Mr. Dolan made a motion to approve the final plans subject to the applicant re-submitting the plans for the fireplace and/or the wall connector and the verification of the lens material on the exterior lights. By motion duly made and seconded by Mr. Haller, it was unanimously

**RESOLVED** to approve the final plans subject to the applicant re-submitting the fireplace wall connector and the verification of the lens material on the exterior lights.

**Harris Residence**

**Lot 15, Blk. 2, Flg. 4  
0040 Honda Drive**

**Exterior Changes  
to approved plans**

Michael Sanner was present to discuss the exterior changes to the Committee but during review the Committee noted that the mechanical room has an exterior door and is substantially over on square footage and could be used for living space.

- a. The staircase needs to be curved on the outside.
- b. Details on the garage doors are required.
- c. The window strategy needs to be re-worked.

The Applicant, through his architect, was advised that the substantial increase in square footage was a very serious concern for the DRC. Accordingly, the DRC advised Mr. Sanner, that none of the requested changes will be considered at this meeting and those requests are tabled. The Applicant is directed to stop work on the project until a satisfactory solution to the additional square footage is presented to the DRC. Mr. Sanner was advised that once alternatives were presented, the DRC would convene a quorum and make a decision. Thereafter, the changes that have been requested and tabled will be placed back on the DRC’s regular agenda for consideration.

**Lucas/Marshall Duplex**

**Lot 17, Blk. 1, Flg. 3  
0160 Chaparral Road**

**Exterior Changes**

Beth Lucas, Yolanda Marshall and Doug Mason, with Horn Brothers Roofing, were present to discuss the proposed roofing material for the duplex. The roof material presented was a Gerard stone coated steel synthetic tile. The members present inspected and viewed the sample. After a discussion the Applicants were advised that the proposed roof material was not approvable. The owner can replace her roof with the same material as was originally installed.

**Molina Residence**

**Lot 67, Flg. 1  
855 Charolais Circle**

**Exterior Colors/  
Driveway changes**

Leah Mayer presented the proposed exterior colors and requested driveway location changes to the Committee for their review. After discussion of the requested changes and reviewing the plans, Mr. Dolan made a motion to approve the request to relocate the driveway subject to landscaping the area between the driveway and Charolais, and that what is shown on the plans being a minimum of what is acceptable regarding the landscaping. By motion duly made and seconded by Ms. Woody, it was unanimously

**RESOLVED** to approve the request to relocate the driveway subject to landscaping the area between the driveway and Charolais, and that what is shown on the plans being a minimum of what is acceptable regarding the landscaping.

**DISCUSSION ITEMS:**

**Palowitch Duplex**

**Lot 20, Blk. 1, Flg. 2  
0130 Rawhide Road**

**Berm Request/  
Driveway**

Ms. Brown was present to discuss the potential tree removal on the duplex property close to the common area of the property. Ms. Brown requests that when the trees are removed the roots and stump must be ground down to grade and removed. Ms. Brown is concerned that the neighbor will "take apart the property and not put it back together". The members agreed that at least a quorum of the DRC would meet on the property to inspect the site, the trees to be removed and discuss Ms. Browns concerns with Mr. Palowitch.

**Thompson Residence**

**Lot 38, Blk. 2, Flg. 3  
1100 June Creek Road**

**Exterior Color  
Changes**

Mr. Thompson, who was not present, requested to repaint the exterior of his home. There is insufficient information and the matter is tabled at this time.

**DISBURSED CHECKS**

The following checks were reviewed by Mr. Gregory and are approved for disbursement.

Thomas Gregg/F3B2L47	Landscape Design Compliance	#1117	\$1,500.00
Thomas Gregg	Final Design Compliance	#1114	\$8,250.00

Charlie Dolan/F4B1L31	Landscape Design Compliance	#1116	\$1,500.00
Jerry Geschwenter/F2/B1L16	Final Design Compliance	#1115	\$2,900.00
Anthony Ruiz/F1L28	Landscape Design Compliance	#1111	\$1,000.00
Paul & Mary Miller/F1L94	Foundation Compliance	#1112	\$9,750.00
Christian Haeusermann/F2B1L15	Landscape Design Compliance	#1113	\$1,500.00

**ADJOURNMENT** – The meeting was adjourned at 12:00 p.m.