

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
August 20, 2015**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, August 20, 2015, at 8:30 a.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Larry Rogers, Larry Deckard, Charlie Dolan, Connie Powers and Karen Zavis. The Architectural Consultant, John Perkins, was also in attendance.

MEETING MINUTES – The Committee reviewed the August 6, 2015 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the August 6, 2015 meeting minutes as submitted.

Lozano Residence Hermes /Iverson	Flg. 2, Blk. 1, Lot 17 0241 Rawhide Road	Conceptual/Preliminary Review
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Rick Hermes and Billy Iverson presented the preliminary plans to the Committee for their review and the following matters were noted:

- a. The proposed stone veneer on the single deck column needs to be continued to the east elevation of the home. It was suggested by the Committee to add stone veneer at the north elevation of the home which is the entry side facing Rawhide Road.
- b. Verification of the roofing material is required. The Applicant was cautioned against cedar shakes due to the wildfire risk in Eagle County.
- c. Details on the finish of the garage doors are required.
- d. The soffits are to be 1' x 6' tongue and groove.
- e. Details for the transition from the concrete foundation to the stucco and wood siding is required.
- f. It was suggested by the Committee to add a faux attic vent or similar element to the front of the garage to help break the tall stucco wall above the garage doors as well as consider adding a similar detail to the west wall of the garage.
- g. The deck will be redesigned at the east elevation to possibly incorporate several columns which would begin at a stone base and support the structure of the deck roof.
- h. A 3D model is required for final review.

A motion was made to approve the preliminary plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

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

Insull/Kisker Duplex Leah Zugschwerdt	Flg. 3, Blk. 2, Lot 12 861 June Creek Road	Preliminary Review
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Leah Zugschwerdt (Insull side) presented the plans to enclose the upper deck, which is leaking into the lower level, and the following matters were noted:

- a. The Applicant is asking for approval of the first phase of work to the west side of this duplex and believes that the duplex partner will join in upgrades to the entire building in the near future.
- b. The proposed new deck railing will be black powder coated and all new timber members at the proposed pergola will be stained dark brown (color samples are to be submitted).
- c. The exterior light fixtures will be updated in the future.

- d. The Applicant is required to include the recorded square footage verification letter from Eagle County in the application.
- e. All new materials and finishes are to match existing.
- f. A color board showing color samples for the handrails and pergola is required.
- g. A new sign off sheet from the adjoining duplex owner is required and must reflect the updated plans and application.
- h. The Design and Construction Site Compliance Fee will be \$1,500; \$1,000 will be returned after completion of all work and \$500 is retained by SPOA as an administrative fee.
- i. The applicant was reminded that any changes to the approved plans need to come before the DRC prospectively.
- j. The Committee authorizes the Architectural Consultant to stamp the final plans, subject to the conditions listed above.

A motion was made to approve the preliminary/final plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to approve the preliminary/final review subject to the conditions outlined above.

Prisant Residence
Mark Scully/Marc Prisant

Flg. 2, Blk. 1, Lot 11
0141 Rawhide Road

Final Review

Mark Scully and Marc Prisant presented the final plans for the deck removal and patio installation/expansion to the Committee for their review and the following matters were noted:

- a. The Committee requested a cut sheet for the proposed new lighting at the patio.
- b. A Design and Construction Compliance deposit of \$1,500.00 is required; \$1,000 will be returned after completion of all work and \$500 is retained by SPOA as an administrative fee.
- c. The Committee authorizes the Architectural Consultant to stamp the final plans, subject to the conditions listed above.

A motion was made to approve the final plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

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

Lewis Residence
Cal & Miller Lewis

Flg. 3, Blk. 1, Lot 16
140 Chaparral

Removal of East Elevation
Windows/Other Changes

Cal and Miller Lewis, along with Terry Nottingham (Excavator), were present to discuss the changes to the exterior of the home and the following matters were noted:

- a. A nested boulder retaining wall will be added along the west side of the structure.
- b. The Applicant is requesting the addition of wood siding to the entry wall facing north on the home. Details indicating the material, attachment and finish are required.
- c. The Applicant is requesting to delete two windows on the east side of the east elevation, which are both in the Living Room of the home.

- d. The applicant was reminded that any changes to the approved plans need to come before the DRC prospectively.

A motion was made to approve the changes as submitted. By motion duly made and seconded, it was unanimously

RESOLVED to approve the changes as submitted.

DISCUSSION ITEMS:

Fitzcharles Residence Melinda Fitzcharles	Flg. 2, Blk. 2, Lot 6 60 Howard	Unapproved Greenhouse
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Melinda and Eric Fitzcharles were present to discuss the unapproved greenhouse that was constructed approximately one year ago and the following matters were noted:

- The applicant provided photos of the greenhouse and a diagram for proposed new plantings to be added to screen the greenhouse.
- The Committee explained that the structure is not integrated into the design of the existing home and that the greenhouse, as currently constructed, is not approvable.
- The Committee suggested to the Applicant that if they would like to keep the structure on the property, redesigning it so as to integrate with the rest of the property and home would be necessary. Such proposal will require DRC approval before construction.

Nenninger Residence	Flg. 2, Blk. 3, Lot 10B 21B Shotgun Circle	Property Line Dispute
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The Committee discussed the Property Line dispute between owners and felt that this is not a DRC issue. A resolution of the dispute needs to be made between the respective owners.

Owens Residence	Flg. 3, Blk. 2, Lot 43 1000 June Creek	Property Line Dispute Neighbor- Milfield (982 June C)
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The Committee discussed the Property Line dispute between owners and felt that this is not a DRC issue. A resolution of the dispute needs to be made between the respective owners.

STAFF APPROVALS:

Hunnicut Residence	Flg. 1, Lot 38 0271 Hackamore	Roof Replacement-metal roof SRI.32
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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 20th day of August, 2015.