

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
February 6, 2014**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, February 06, 2014, at 8:30 a.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman George Gregory, Larry Rogers, Connie Powers and Karen Zavis. The Architectural Consultant, John Perkins, was also in attendance.

MEETING MINUTES – The Board reviewed the January 2, 2014 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the January 2, 2014 meeting minutes as submitted.

Rahn Duplex	Flg. 3, Blk. 19, Lot 3	Conceptual Review
Beth Levine	621 Singletree Road	

Ms. Levine had previously presented a document to the Committee that included photographs of duplexes in the community that were built and theoretically approved by the Design Review Committee over the course of the last 20+ years. Ms. Levine stated that the Singletree Design Guidelines (revised 2008 version) do not explicitly state that “the bar has been raised” for the design of homes in Singletree. As such, she is asserting that her clients are being unfairly limited in their design preferences. Ms. Levine is requesting to be on the agenda for the next Singletree Property Owners Association (SPOA) meeting so she can express her client’s frustration to the SPOA Board of Directors as a result of her characterization of this deficiency in the Design Guidelines.

She requested that her submitted plans for Conceptual Review by the DRC be tabled at this time.

Falconer Residence	Flg. 3, Blk. 1, Lot 6A	Outstanding Issues
Steve Falconer	90E Lariat	

Steve Falconer and Douglas Runckel were both present to discuss the timeline on outstanding issues at the duplex property on the East side. The date for completion of the list of items as described in Mr. Falconer’s letter dated December 5, 2013 will now be June 1, 2014. A deposit of \$3,500.00 is required and will be refunded when the all the deficiencies are rectified and all the required actions are completed and inspected by the DRC. It was also noted that the non-compliant front entry exterior light fixtures need to be consistent around the entire duplex.

Upon discussion of his intentions, Mr. Runckel was reminded that DRC approval is required for any exterior changes, improvements or additions that he desires to make to the West side of the duplex, and that approval is required before work is commenced. Written approval by Mr. Falconer will be required, in accordance with the Design Guidelines.

Stonehaven East Duplex	Flg. 2, Blk. 6, Lot 49	Final Review
George Gregory	1121 Berry Creek Road	

George Gregory and John Perkins presented the final plans for the Committee’s review. Mr. Gregory presented information documenting the allowable square footage in accordance with the PUD and the adjoining multi-family property. A motion was made to approve the final plans as

submitted. By motion duly made and seconded, (with Mr. Gregory abstaining) it was unanimously

RESOLVED to approve the project with the following conditions:

- 1) A note will be added to the plans stating that the Mechanical Room on the basement level plan will not be used as habitable space.
- 2) The proposed darker membrane on the roof will be verified, and the color name identified (along with removal of the note regarding ballasting)
- 3) The material of the soffits and the stain color name and number will be identified.
- 4) Final design and specification of garage doors and main entry door.
- 5) Roof flashing, drip caps and roof parapet details to be completed and dimensioned.
- 6) Details on location of flues and chases
- 7) The conditions described above will be verified by the Committee.

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 held on Thursday, February 06, 2014.