

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
February 14, 2008**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, February 14, 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.

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

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

Merritt Residence

**Lot 6, Blk. 4, Flg. 4
0520 Winslow Road**

Preliminary Review

Scott Turnipseed presented the preliminary plans to the Committee for their review and the following matters were noted. The Applicant was requested to:

- a. Verify the square footage with the Architectural consultant.
- b. The Applicant was cautioned about “over landscaping” and asked to reduce the number of Aspens.
- c. Substitute the Bristol Cone Pine with some other variety.
- d. All trees must be a minimum of 2 ½” caliper
- e. Specify that the exterior fireplace is gas and not wood burning.
- f. The patio area extends into the setback and any patio material must be sand set, as opposed to a permanent constructed element.
- g. The Applicant was asked to discuss the entry pad driveway pitch with the owners because of its excessive steepness.
- h. Details on the entry doors, trusses, headers, windows, trim, stone cap, etc. are required.
- i. All exterior lighting is to be down light and cut sheets are required prior to final approval. (Section 3.13)
- j. Specify the boulders for the retaining walls.
- k. The proposed corrugated Corten roof is not approvable.

Mr. Dolan made a motion to approve the preliminary plans subject to the conditions outlined above. By motion duly made and seconded by Ms. Powers, it was unanimously

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

Vanderwalker/Morgan Duplex

**Lot 24, Blk. 1, Flg. 2
40 Rawhide Road**

**Garage Extension/
Landscaping
Reroofing/Stone Veneer**

Sally Brainerd and the Vanderwalkers presented the plans for the enlargement and extension of the dormer at the east elevation and the addition of stone wainscoting at the entry on the west elevation to the Committee and the following matters were noted. The Applicant was requested to:

- a. Replace the non-compliant exterior lights with down lights and cut sheets are required. (Section 3.13)
- b. Advised that all new materials are to match the existing.
- c. Provide a deposit of \$5,000 which will be returned with the exception of \$250 which will be retained as an administrative fee to SPOA.
- d. Paint out the mechanical flues to match the roof color.
- e. A revised, notarized agreement by the adjacent owners to the proposal changes is required.

Ms. Powers made a motion to approve the additions subject to the conditions outlined above. By motion duly made and seconded by Ms. Woody, it was unanimously

RESOLVED to approve the additions subject to the conditions outlined above.

Dawsey Residence	Lot 49, Blk. 3, Flg. 4 0060 Bronco Drive	Remodel
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John and Yvonne Dawsey and Philippe Courtois presented the remodel plans to the Committee for their review and the following matters were noted:

- a. The plans include enlarging the kitchen by pushing out the wall at the west elevation. The wall needs to be broken up and the Committee suggested that a cantilevered wall could accomplish this goal.
- b. The plans also include flattening out and extending the patio which is acceptable.
- c. The windows are offset and need to be aligned so they are more balanced.
- d. A color board is required.
- e. All new materials are to match the existing and adjacent materials.
- f. A stone cap of Colorado buff is required.
- g. Specifications of the deck rail are required.

The matter is tabled at the Applicant's request.

STAFF APPROVAL:

Via del June Creek LLC	Lot 47, Blk. 2, Flg. 3 0920 June Creek Road	Shutter Color Approval
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INSPECTION REQUEST

Bleesz Addition	Lot 44, Blk. 4, Flg. 4 1511 Singletree Road	\$5,000.00 Compliance Dep.
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ADJOURNMENT – The meeting was adjourned at 10:15 a.m.