SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
June 5, 2014

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, June 5, 2014, at the Singletree Community Center, Edwards, Colorado.

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

MEETING MINUTES – The Board reviewed the May 15, 2014 meeting minutes. By motion duly made and seconded, it was unanimously

      RESOLVED to approve the May 15, 2014 meeting minutes as submitted.

Walsh Residence	**Flg. 4, Blk. 4, Lot 23**	**Final Review**
	0401 Winslow Road	

Courtney Gregory and Melissa Baum of VAG presented the plans to the Committee for their review and the following matters were noted:

a. The applicant submitted plans and elevations with various options for a final design. The applicant was asked to present drawings with one final design scheme to the DRC for approval, and if changes were desired after approval, the applicant would submit those changes for approval <u>prior</u> to implementation.
b. The proposed black metal siding needs to be of a lighter shade, not solid black.
c. Applicant to provide specifications on new roofing materials and existing roof areas to be treated; specifications to include % of reflectivity of final roof surfaces.
d. Applicant to add landscaping at south side of existing deck stair in area of the landing.
e. Applicant to provide exterior details indicating transitions between exterior materials and any pertinent detail to demonstrate final design i.e., deck rail details, etc.
f. Applicant to provide detail of proposed stone layout in terms of shape and size; discussion focused on a more linear arrangement than depicted in CAD drawings and indication of stone caps or metal flashing, if required.
g. A window schedule is required for all new windows and if partial window replacement is proposed, new windows are to match existing in profile and finished appearance.
h. A Construction Management Plan is required indicating material staging and laydown, parking spaces, temporary toilet location, etc.
i. The site plan needs to reflect the location of the green, netted, plasticized construction fencing.
j. The color board must be on 8 ½" x 11" card stock with all exterior materials accurately labeled and illustrated. Photographs of materials are encouraged, rather than photocopies, for the most accurate representation.
k. The Applicant will be required to pay SPOA Compliance Fees and Deposits in accordance with Appendix B of the Guidelines, and given the extent of the proposed work, will be treated as New Construction for these purposes.

The matter is tabled per the Applicant's request until all matters are resolved.

Note: In an effort to accommodate the Applicant, the Committee agreed to review a revised set of plans and elevations prior to the next scheduled meeting on 6/19/14.   Final approval of the revised plans will be dependent on resolution of the all the matters described above.

DISCUSSION ITEMS:

Falconer Residence – The Committee reviewed a letter received from the co-duplex owner, Mr. Runckel, regarding issues associated with the Falconer landscaping and remodel project. Mr. Perkins was requested to obtain a copy of the proposed landscape plan, which was presented at a prior DRC meeting, in order for the DRC files to be complete. As it relates to maintenance issues, either current or future, these are matters that should be referred to the SPOA Compliance Committee for resolution. Mr. Runckel has been advised on several occasions that he is required to request DRC approval for any proposed changes made to the exterior of his home, before the commencement of activity, and obtain the written approval of his co-duplex owner.

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 5th day of June 2014.