

**SINGLETREE PROPERTY DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
March 15, 2012**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, March 15, 2012, at the Singletree Community Centers, Edwards, Colorado.

The members present were: Chairman George Gregory, Charlie Dolan, Larry Rogers and Karen Woody. The Architectural Consultant, John Perkins, and the Community Manager, Kim Ahmad, were in attendance.

**MEETING MINUTES** – The Committee reviewed the March 1, 2012 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the March 1, 2012 meeting minutes.

<b>Lauterbach Duplex</b>	<b>Lot 43, Blk. 1, Flg. 4 43 Morgan Drive</b>	<b>Conceptual Review</b>
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Mike Lauterbach presented the conceptual plan to the Committee for their review and the following matters were discussed.

- a. The massing of the present proposal fails to comply with the requirement that it be a “well-conceived, unified total building” (DRC Guideline 2.22.) The proposal before the DRC shows two unrelated units with the primary (south) unit anchoring the structure with the remaining building telescoping in even smaller increments away from the south unit.
- b. The window fenestration and the detailing, railings, entry doors are a dramatic departure from the massing proposal presented through VAG.
- c. Mr. Lauterbach was reminded that the DRC felt the VAG proposal was well on its way to approval subject to presentation of materials, a color board and addressing the architectural details necessary for a Preliminary Approval. Mr. Lauterbach indicated that there were problems with the plate height in one room and the excessive ceiling height in the great room of the north unit. After discussion, Mr. Lauterbach was advised that these issues would only present minor framing adjustments, not a completely different (and diminishing telescoping effect) massing presentation.
- d. The DRC requested Mr. Lauterbach to submit the VAG proposal so the two presentations could be compared.

The matter was tabled at the applicant’s request.

**NOTE:** Neighbors, Doug Talbot and Skip Kinsley were in attendance.

The matter is tabled at the Applicant’s request.

<b>Coleman Residence</b>	<b>Lot 18, Flg. 1 20 Stagecoach Road</b>	<b>Roof Framing Discussion</b>
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The Committee reviewed the plans and determined that the structural plans do not conform to the requirement that the roof system be constructed with trusses so as to insure that the maximum head height is not to exceed 5 feet. The Committee will inform the applicant in writing that the purposed structural solution is not acceptable and he is not to proceed until the plans are modified with the appropriate trusses.

<b>Cogswell Residence</b>	<b>Lot 29, Blk. 1, Flg. 3 21 Chaparral</b>	<b>Deck Enclosure</b>
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The Committee reviewed the enclosed deck and three of the Committee members had made a site visit. After discussion, the Committee agreed that the enclosure was an improvement and therefore approvable. However,

it was determined that the DRC should communicate with the owner in writing advising them that any exterior changes require DRC approval prior to commencing the work, and that a copy of said letter should be delivered to the current tenant.

**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.