

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
March 20, 2025
Via GoTo Meeting**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, March 20, 2025, at 8:30 am, via GoTo Meeting.

DRC members present were David Viele, Larry Deckard, and Todd Biekkola.

MEETING MINUTES – The DRC reviewed the February 20, 2025, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the February 20, 2025, meeting minutes.

Dienst Residence	Filing 4 Block 5 Lot 14	Conceptual Review
Bill Nutkins, Architect	0010 Saddle Drive	New Garage, Habitable Area & Deck

Bill Nutkins, architect, and Georgi Dienst, owner, presented conceptual plans for a third garage bay addition perpendicular to the northwest corner of the existing garage with new Habitable Area under the garage addition, enclosing an existing lower patio space, and enclose an existing deck area on the upper level at the primary bedroom. The existing deck will also be expanded. The remaining windows that have not already been replaced will be replaced with new larger windows with cladding to match existing. All architectural details in new areas will match the existing.

The lot is large and there does not appear to be any concerns about site coverage or Habitable Area with the proposed expansion. The Committee noted that the proposed expansion looks good with the existing home.

Following the discussion, by motion duly made and seconded it was unanimously

- a. Consider adding trees along the garage addition to softening the appearance of the new wall.
- b. Ensure the corner of the garage addition and overhang are not in the setback.

RESOLVED to approve the Conceptual Plans subject to the conditions above.

Sonnenalp Golf Club	Filing 2 Tract H	Final Review
Nick Brechtel, Vail Architects	1265 Berry Creek Road	Addition to the Club House

Nick Brechtel, architect, and Johannes & Sebastian Faessler, owners, presented updated Preliminary/Final plans for an addition that will include two new golf simulator bays and an interior remodel. The addition has been moved to the north and west per the last review. All proposed architectural details to match existing. The updated proposal respects the existing

gable roof form and adds new windows and doors to match existing. The flat roof area will drain with scuppers. Two large picture windows have been added at each end of the hallway connecting the golf simulators. Existing gas meters will be screened with a fence.

The Committee suggested moving the new golf cart path further from the addition to allow for more landscaping to be planted in the area.

Following the discussion, by motion duly made and seconded it was unanimously

- a. Consider adding some tall landscaping north of the addition to soften the appearance.
- b. Payment of a \$10,000 Compliance Deposit.

RESOLVED to approve the Preliminary/Final Plans subject to the conditions above.

Faessler Residence

Filing 4 Block 4 Lot 28

Conceptual Review

Todd Biekkola, Architect

1460 Singletree Road

New Habitable Area & Deck

There was not a quorum for this item and no action was taken.

ADJOURNMENT – There being no further business to come before the DRC, 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 March 2025, at 9:16 AM.