

SINGLETREE DESIGN REVIEW COMMITTEE
Meeting Minutes - May 5, 2011

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, May 5, 2011, at 8:00 a.m. at the Singletree Community Center, Edwards, Colorado.

The members present were: Karen Woody, Charlie Dolan, George Haller, Connie Powers, George Gregory and Eric Johnson, SPOA Board Member. The Architectural Consultant, John Perkins, and the Community Manager, Kim Ahmad, were also in attendance.

Luhman Residence	Lot 23, Blk. 3, Flg. 4 1000 Winslow Road	Water Feature
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The Committee reviewed the staff approved rock wall and water feature planned for the Luhman Residence. The Board reminded Ms. Ahmad that a signed Joint Property Owners Approval form should be acquired.

Turner Residence	Lot 46, Blk. 2, Flg. 3 940 June Creek Road	Conceptual Plans New
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The Committee reviewed the duplex proposal and the written opinion of Counsel regarding the possible rental unit proposed. The Committee will do a preliminary review of the house plans at the meeting scheduled for Thursday May 19th.

Woodruff Residence	Lot 13, Blk. 4, Flg. 4 261 Foal Circle	Legal Lock-off
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Ms. Ahmad requested affirmation on the legal lock-off unit owned by the Woodruff's. The Committee confirmed that unit is legal and tap fees have been paid.

Higer/Ristow Duplex	Lot 11, Blk 2, Flg 4 1381 Winslow Road	Deck Reconstruction
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The Committee reviewed the drawings submitted by Mr. Perkins; questions and answers were exchanged.

By Motion duly made and seconded, the Committee

RESOLVED to approve the demolition of the old deck and the renovation of the new deck as presented subject to:

1. Applicant must submit final colors for the structural elements (posts, beams, knee braces, and trusses) and the fascia unless the existing fascia color is to be duplicated.
2. The Applicant shall submit cut sheets for the exterior "down-light" lights that will replace the current non-compliant exterior lighting.
3. The compliance deposits shall be in different amounts for the two units because the scope of work is substantially different for the two decks. The deposit for the Ristow Unit shall be \$3,000 and \$5,000 for the Higer unit (note that the Higer amount has been received) These deposits are non-refundable if the work is not commenced and completed as approved.

Buick Residence

Lot 19, Block 1, Filing 2

Concrete Block Issue

Ms. Ahmad was directed to contact Mr. Rusty Buick, Winslow Road, Lot 19, Blk 1 , Filing 2, regarding the replacement wall materials and a timeline for the completion of the wall.

Ms. Ahmad was further directed to invite Ms. Nolasco, Rawhide, Lot 26, Blk 1, Filing 2, to the May 19th Meeting for approval and refund of landscaping deposit.

ADJOURNMENT – There being no further business to come before the Singletree Design Review Committee, by motion duly made and seconded, it was unanimously

RESOLVED to adjourn the Regular Meeting of the Singletree Design Review Committee, this 5th day of May 2011.