

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
May 15, 2025  
Via GoTo Meeting**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, May 15, 2025, at 8:30 am, via GoTo Meeting.

DRC members present were Larry Deckard, Larry Rogers, Patrick Scanlan (arrived late), and Todd Biekkola.

**MEETING MINUTES** – There was not a quorum of DRC members present at the meeting to review and approve the minutes from the April 17, 2025, meeting.

**Fowler/Olson Duplex                      Filing 2 Block 4 Lot 22                      Conceptual/Preliminary Review**  
**Eric Borgerson, Borgerson Design    0131 Stetson Drive    New Habitable Area & Ext. Remodel**

Eric Borgerson, designer, and Ryan Fowler, owner, presented plans for a small front entryway addition at each half of the duplex, exterior remodel of both exteriors, new composite roofing, and a deck addition with a new pergola on one-half of the duplex. The goal is to create an aesthetically pleasing low maintenance exterior.

Stucco	Benjamin Moore Revere Pewter (HC-172)
Stone	Split Limestone in Cream
Doors & Window Cladding	Dark Bronze
Composite Wood Siding	Delta Millworks Accoya Barnwood in Lynx
Metal Roof	To match existing
Eaves & Fascia	To match existing
Guard Rails	Metal and Glass to match existing

The composite wood siding proposed has a wood grain with a natural finish. A sample has been provided for closer inspection. A corrugated metal roof over is proposed over the pergola along with a vinyl soffit. The proposed additions total less than 65 sq ft and it has been confirmed that there is both Site Coverage and Habitable Area to accommodate the proposed additions at the entryway.

The Committee noted that the proposed composite wood siding looks permissible, the proposed corrugated metal roofing and vinyl soffit materials are not approvable. The Committee also encouraged further study of the stucco relief lines and channels to ensure they line up with windows on the house. They also suggested adding a chimney cap to provide a more finished look.

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

- a. Corrugated metal roofing material is not permitted.
- b. Vinyl soffit material is not permissible.
- c. A complete Final Submittal is required for final review.

**RESOLVED** to approve the Conceptual/Preliminary Plans subject to the conditions above.

## **CONSIDERATION OF CHANGES TO THE DESIGN GUIDELINES SECTION 2.11 EXTERIOR WALL MATERIALS TO PERMIT FIRE-HARDNED BUILDING MATERIALS**

The Singletree Design Guidelines currently prohibits fire-hardened building materials, except on multi-family units. Colorado Revised Statutes (CRS) §38-33.3-106.5, requires homeowners associations such as Singletree to permit the use of fire-hardened building materials. This statutory change necessitates an update to Singletree's Design Guidelines to ensure compliance. After thorough consideration, by motion duly made and seconded, it was unanimously

**RESOLVED** the DRC unanimously recommends to the Singletree Property Owners Association Board that Section 2.11 – *Exterior Wall Materials* – of the Singletree Design Guidelines be amended to reflect current state law and allow fire-hardened materials for all residential units. The new recommended language is:

*“Authentic looking fire-hardened building materials may be permitted following DRC review and approval. Use of fire-hardened siding and trim with wood grain surface pattern shall be permitted only when covering an entire area and shall not be mixed or matched with another material in the same area. All fire-hardened building materials with wood grain surface pattern must be finished with a full body paint or stain. Large format fire-hardened siding panels are not permitted regardless of whether they contain authentic looking wood grain surface pattern and/or a full-bodied paint or stain.”*

**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 15<sup>th</sup> day of May 2025, at 9:08 AM.