

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
May 5, 2016**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, May 5, 2016, at 9:00 am, at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman Larry Rogers, Alex Coleman, Larry Deckard, Connie Powers and David Viele. The Architectural Consultant, John Perkins, was also present.

**MEETING MINUTES** – The Committee reviewed the April 21, 2016 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the April 21, 2016 meeting minutes, as submitted.

George Gregory, on behalf of himself and Charlie Dolan, spoke in favor of maintaining the high design and material standards that exist in Singletree’s Design Guidelines today and encouraged the Committee to not allow the use of asphalt shingles in the community.

<b>Litviakou Residence</b>	<b>Filing 2, Block 1, Lot 2</b>	<b>Conceptual Review</b>
<b>Alyson Leingang</b>	<b>17 Rawhide Road</b>	<b>New Construction – Single Family</b>

Bobby Ladd, on behalf of Alyson Leingang, and Irina Litviakou, owner, presented updated plans for a new single family residence for the Litviakou family. The plans are more complete and detailed than the April 7 presentation. The proposed house is well within the allowed Habital Area.

The Committee reviewed the plans and the following matters were noted:

- a. The proposed hammerhead is not allowed within any of the required setbacks.
- b. Consider moving the house to the east to facilitate a hammerhead.
- c. A letter shall be provided and included in the property’s file stating this is a single family zoned lot and the house is to be used as a single family residence.
- d. The following items (Design Guidelines page 50) shall be submitted for a preliminary review:
  - a. Details shown on the plan including: windows and door: head, jamb and sill, fascia and soffits, etc.
  - b. Landscape Plan
  - c. An 8.5” x 11” color board
  - d. Massing model or 3D computer model showing building and site topography
  - e. Photo survey showing views and building location
- e. The introduction of another material or color around the base of the house would add visual interest.
- f. Further enhance the prominence of the entryway.
- g. The Committee recommends coming back next for a Preliminary Review.

A motion was made to approve the Conceptual plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the Conceptual plans subject to the conditions outlined above.

**Pelton/Madson Residence**  
**Randy Pelton**

**Filing 3, Block 2, Lot 18**  
**981 June Creek Road**

**Request to Use Asphalt Shingles**  
**Duplex Residence**

Randy Pelton, property owner, on behalf of himself and the Madsons are requesting to replace their roof with asphalt shingles. The Committee let Randy know that asphalt shingles are not allowed per Singletree's Design Guidelines. Additionally, the Committee let them know their recourse is to appeal this to the Singletree Property Owners' Association Board, but based on the Guidelines and historical precedent the Committee could not approve the use of asphalt shingles.

A motion was made to deny the request to use asphalt shingles at 981 June Creek Road. By motion duly made and seconded, it was unanimously

**RESOLVED** to deny the request to use asphalt shingles at 981 June Creek Road.

#### **DISCUSSION ITEMS**

The Committee listened to a presentation on EcoStar roofing materials from EcoStar's Western U.S. Sales Manager, Mark Reid.

**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 May 2016.