

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
November 13, 2008**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, November 13, 2008, at 8:30 a.m., at the Singletree Community Center, Edwards, Colorado.

The members present were Chairman George Gregory, Charlie Dolan, George Haller, Connie Powers and Karen Woody. The Architectural Consultant, John Perkins, and Larry Rogers were also in attendance.

**MEETING MINUTES** – The Committee reviewed the October 23, 2008 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the October 23, 2008 meeting minutes as submitted.

<b>Moritz Residence</b>	<b>Lot 45, Blk. 5, Flg. 4 0140 Pinto Drive</b>	<b>Conceptual Review</b>
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Jim Morter, Matt Lee and Misha Moritz presented the conceptual plans to the Committee for their review. Mr. Morter explained the Owner's preferences that drove the conceptual design, their concerns for play areas for the children and the cantilevered roof elements to protect from the summer sun. Some time was devoted to the access of the garage on the particular lot as the lot slopes significantly and also has a drainage swale through the lot. After discussion and questions by the Committee;

Mr. Haller made a motion to approve the conceptual plans as submitted. By motion duly made and seconded by Ms. Woody, it was unanimously

**RESOLVED** to approve the conceptual plans as submitted.

<b>Harris Residence</b>	<b>Lot 15, Blk. 2, Flg. 4 0040 Honda Drive</b>	<b>Roofing Discussion</b>
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Noel Harris was present to discuss his request to use a metal roof material other than Drex Metal. The Committee compared the Drex Metal with the alternative product and unanimously agreed that the Drex Metal roof is a superior product with respect to low reflectivity.

The Committee members took the two materials outside to compare them in sunlight and it was apparent that the Drex Metal material had a slight pebbled texture that diffused the reflectivity which was absent in the material Mr. Harris wished to install.

Upon motion duly made by Ms. Powers and seconded by Ms. Woody, the applicant's request for approval of a metal roofing material other than the Drex Metal was unanimously denied. The Secretary of the DRC was requested to forward a written notice to Mr. Harris confirming the denial and advising him of his appeal rights to SPOA.

<b>Morgan/Vanderwalker</b>	<b>Lot 24, Blk. 1, Flg. 2 0040 E. Rawhide</b>	<b>Discussion</b>
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The Vanderwalkers are requesting the return of their design compliance deposit fee that secured the proper installation of the stone work on the duplex. Mr. Perkins advised that there were still some outstanding items at the property that had not been addressed at the time of inspection.

Accordingly, the request was tabled at the suggestion of the Chairman until further information was available regarding the non-compliant items.

<b>DeNardo Residence</b>	<b>Lot 48, Blk. 2, Flg. 4</b> <b>1440 Winslow Road</b>	<b>Sun Room</b> <b>Addition</b>
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Rick Craven presented the plans for the sun room to the Committee for their review and the following matters were noted:

- a. The proposed sun room and the materials used in its construction are not well integrated architecturally into the home.
- b. The proposed slope of the greenhouse roof and the method of attachment does properly fit the existing roof system.
- c. The roof valley at the north east corner above the exterior deck where the proposed sun room is to be constructed presents multiple problems in resolving the attachment of a pre-fabricated product. The DRC expressed concerns about this area in particular and the differing slopes or pitches of the existing roof and the proposed pre-fabricated sun room roof.

The matter is tabled at the applicant's request.

<b>Ridge at Las Vistas</b>	<b>Lot 22, Blk. 3, Flg. 3</b> <b>0751 Singletree Road</b>	<b>Discussion</b>
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The Committee discussed the return of the landscape installation deposits for units #25-32 (\$15,000) and infrastructure landscape deposit (\$16,665). After discussion, it was decided that Mr. Gregory will draft a letter to Greg Amsden advising him that the remaining deposit related to infrastructure installation and construction will be released. The landscape deposit will not be released until the outstanding issues of installation are resolved. The DRC anticipates that the landscaping work will be done in early spring and at that time the matter will be re-inspected.

**ADJOURNMENT** – The meeting was adjourned at 10:30 a.m.