

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
September 18, 2025
Via GoTo Meeting**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, September 18, 2025, at 8:30 am, via GoTo Meeting.

DRC members present were David Viele, Patrick Scanlan, and Todd Biekkola.

MEETING MINUTES – The DRC reviewed the August 21, 2025, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the August 21, 2025, meeting minutes.

**Grundtisch Residence
Campbell Frey, Architect**

**Filing 4 Block 5 Lot 43
0181 Pinto Drive**

**Changes to Approved Plans
New Single-Family Construction**

John Perkins, Singletree's Architectural Consultant, noted that the cumulative effect of the proposed changes warranted presentation to the Design Review Committee (DRC). He stated that he had no specific concerns regarding the revisions.

Campbell Frey, architect, provided an overview of the proposed modifications, which include:

- Lowering the structure on the west side to help with the roof load.
- Revising the exterior deck stairs to a straight-run configuration.
- Removing the wraparound portion of the deck.
- Simplifying the garage roof forms a single gable with an attached shed. This area will be framed for a future unit. The Habitable Area associated with this space was previously included in the total calculation and remains unchanged. Window heights in this area have been raised to mitigate potential impacts from golf balls.
- Simplifying the window pattern in the primary living area.
- Updating the deck posts from wood with stone bases to fully stone-clad posts.
- Adding an electrical panel closet.

The Committee observed that these revisions have a neutral impact on the overall design and confirmed that the project continues to meet or exceed the community's architectural standards.

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

RESOLVED to approve the proposed changes to the approved plans.

Aiello Duplex
Benjamin Aiello, Owner
Brian Bevan, Attorney

Stonehaven Duplex Lot A1-W
1121 Berry Creek Road A1-W

Request for a Setback Variance
Deck Expansion & Hot Tub Install

It was noted that the Committee, the Owner, and his legal counsel were provided in advance with the following documents: a timeline of events, an overview (in part) of the relevant Singletree Property Owners Association (SPOA) governing documents, and a copy of the applicant's appeal.

Mr. Aiello, owner of the property in question, began by stating that the deck construction was substantially complete—except for some rim board—by the end of March. He asserted that a variance should be granted for the deck and hot tub installation, both located within the required setbacks. He explained that his property presents a unique situation, with no neighbors directly to the west and the Sonnenalp Golf Course to the south, and that substantial landscaping further buffers the area. Mr. Aiello also noted that the deck was constructed before he became aware of Singletree's Design Guidelines and regulations. He argued that the required setbacks do not serve their usual purpose in his case, as his improvements do not impact neighboring properties due to the lot's particular configuration.

The Committee reviewed **Section 7. Variance** of the Declaration and emphasized that a lack of knowledge of the governing documents does not constitute grounds for granting a variance. The Committee requested that Mr. Aiello articulate the specific hardship presented by his lot. They also asked for clarification regarding a small square area and associated stairs noted on the plat.

Mr. Aiello explained that the square area and associated stairs are part of the deck structure and accommodate a hot tub that has been installed in that location.

The Committee reminded Mr. Aiello that, under Colorado law, sellers are required to provide governing documents to prospective buyers as part of the property transfer process. Buyers are typically required to acknowledge receipt and review of these documents, which makes a claim of lack of knowledge difficult to substantiate as a hardship.

It was also noted during the discussion that the new deck was constructed atop an existing boulder retaining wall located within the setbacks. While retaining walls are permitted within setback areas, John Perkins, the architect of the original property, clarified that the area previously contained a sand-set paver patio classified as a landscape element. The paver patio extended to the retaining wall and was the extent of permitted improvements in that area due to the setback restrictions.

Mr. Aiello presented letters of support for the deck from his duplex partner and the owners of the Sonnenalp Golf Club. Mr. Bevan suggested that the financial investment Mr. Aiello made in the improvements could be considered an additional hardship.

The Committee expressed concern that considering the amount of money spent as a justification for a variance could establish a problematic precedent. It might encourage homeowners to proceed with unapproved modifications in hopes of retroactive approval based on investment.

The Committee also reminded Mr. Aiello that any decision made could be appealed to the SPOA Board.

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

RESOLVED to deny the request for a variance from the required setbacks for the construction of the deck and installation of the hot tub.

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 18th day of September 2025, at 9:00 AM.