

Elk Springs ARC Meeting Notes

Date _June 15, 2023_____

ARC Attendance __Will, Rob, joyce, _____

Homeowner Attendance __

Board Attendance___ Greg Minion___Homeowner attendance__David Spink

Start Time __2 pm_____

Stop Time __5:00 pm_____

Topics for discussion; Plan review of 34 Vista Place. Architect/Contractor Slawek and Grigory with Domoplex were present. The committee reviewed the plans that were submitted along with walking the site and below are the comments received:

- Gentle building site full of rock.
- Home is a single level tucked into the trees
- Small section of roof peak will exceed the 24' limit architect will review to see if they can drop it or they will ask for a variance to allow them to exceed height by 3-4" for less than 10' of ridge line
- Utilities are located across the street for electrical and a distance of 280', water and sewer are located up the street so this will need further review at final design
- Committee felt the home will fit well into the site
- Preliminary approval has been given for them to proceed into final drawings.

The second topic was in regards to electric connection point for the Wilson home. Holy Cross has set some standards for this home and where it needs to connect its electrical service along with meter placement. Question was asked by contractor for approval to have electric meter placed at the northeast corner of lot 76-77. ARC reviewed the location and also determined that there is a utility easement located here. ARC approved this location and will ask the contractor to include reveg of this location and planting shrubs to help screen its location.

The third topic was for 702 Elk Springs Drive proposed shed build. Drawings were presented and committee reviewed the location and finishes. The proposed shed is to be located on the west side of home and connected to the house with the front wall. All colors and materials will match the home. Committee has pointed out that in order to be compliant the shed must be completely attached to the home by roof and walls. Contractor will review the plans and resubmit to us.

The fourth topic was site visit to Poindexter residence 18 Crescent Place for a review of the home completion status.

The project was reviewed by ARC on May 18th at 3 pm with a small walk around. Questions were raised about the finishing up of the project and how you as owners were planning for that. Follow up visit for completion of the project. Owners have cleaned up the exterior of the site removed the boulders,

graded out dirt piles and planted a few trees. Paving is scheduled for end of June. They have come along ways since our last onsite meeting. Committee discussed that an extension was granted for them to get this completed and as it looks they have attempted and completed several areas but there is still lots to do. Will suggested that committee follows protocol as we have done with other builds and a monthly fine be assessed of \$500 for the first month of non completion. ARC will review this for subsequential months if project is not completed.

Current projects: Bauer 1841 Elk Springs Drive RV storage are update. Currently owners have planted 4 more evergreen trees to improve the screening of the RV parking area. Committee will be meeting onsite at their June 29, 2023 meeting to give final approval of the screening of this area.

New starts: 95 Vista Place has begun construction. Several others coming up Harbus 56 Gossamer, Tzanetopoulos 2727 Elk Springs Drive, Brown/Soldoff 3171 Elk Springs Drive.

New business.

Topic brought up for the necessity of homes to repair and protect their homes when things may have not been built properly in the beginning. Should the homeowner need to address the ARC and submit plans and all of the paperwork necessary along with fees. Situations which have arisen comes from the snowmelting which happened this springs and certain homes need to create swales and or drainage piping for the protection of their home. Another example is where a deck has deteriorated and needs replacement. Or the need to repaint a home. Will commented that all repairs or upkeep on the exterior home needs to be run by the ARC and the committee can determine the level of approvals needed for each project and the fees.

Next meeting is scheduled for. June 29.
