

Elk Springs ARC Meeting Notes

Date March 16, 2023

ARC Attendance Will, Rob, Travis, Jason, Paul

Homeowner Attendance Brian Trom, Natalie Feinberg Lopez

Board Attendance Gregg Minion

Start Time 2 pm

Stop Time 4:00 pm

Topics for discussion; Trom landscaping plan submittal, Brian Trom was present to discuss his xeriscape plan and play structure for his residence located at 346 Woodruff Road. Plan was very extensive around his home with artificial turf and a location for new play structure for his place. Committee was in support of the plan and suggesting that the river boulders be change to more of a native type boulder along with adjusting the walls with more curves and not such a straight line in them. Will will do a site visit before the work begins to be sure all stays within the scope. The committee has given preliminary approval of this project to begin the work.

Prelim prelim submittal for a home located at 3426 ESD, Natalie Feinberg Lopez was present to discuss the home and get a feel if she is going down the proper pathway for the home. Photos of the home were presented by her and discussion was had that it may need some more texture and adjustments for it. Will has made some other discussions of the home through emails with her about this to have the home fit its surroundings the best possible way. Natalie will review the drawings and see what areas she can improve upon with it. No approvals have been granted for this home yet.

ARC request to add one more to its committee. Notification was sent out by management for a possible opening on the ARC committee, there were 5 returns of interest to either management or ARC. Out of the five 2 of them are not full time residents and could only meet through Zoom, 3 others were local residents or lot owners, out of these three 1 of them is only a tenant and not an owner, the other 2 were notified of the meeting and to please present themselves at the meeting to discuss what ARC is all about. 1 new possible member attended the meeting, Natalie Feinberg Lopez, discussion was had, and Will requested she attend a couple of other meetings over the next couple of months and if the ARC felt she would be a good candidate a motion to the board would be presented for placing her on the committee.

Change to DRG's about screening of storage areas. Discussion of the revision of section 6.10 all storage areas. The 70% screened from view was removed by the board. All projects coming in must follow this screened from view rule revision. Committee discussed this and will be asking board how this would be best accomplished and will be waiting for the new revision for better clarification. ARC voting members topic. Question has been asked of current members in regards to whether consultants should be voting members of the ARC. The current owners of property within Elk Springs have discussed this topic many times and very strongly agree that the current consultants which have been hired by Elk Springs must remain voting members of the committee until the time comes for this change. Committee also feels that if there were ever any other consultants to come on board this discussion should be reviewed and

changed in the policy. There are many emails between the committee of this subject. Saturday construction work. Question was raised by a homeowner to possibly limit construction on Saturdays so residents could enjoy another day of peace and quiet. Committee reviewed this and feels that if contractors are limited to only 5 days of work that it very possibly would drag a project out further beyond the current 2 year limit. The best advice would be to continue the current schedule. Committee asked Will to see if he could suggest to contractors to maybe limit the levels of noise on Saturdays and not do excavation related noisy activities during the months of June-September. The Harbus pool discussion. Harbus legal team have said that the Harbus project will be submitting a variance for the pool they would like to build. Once paperwork is received from Harbus, management will notify all neighbors of this variance for them to weigh in on it. Elk Springs Legal team has advised ARC and management on how to properly follow the process of this approval. Click residence incorrect colors on home. Will has meet with contractors and owner of 47 Woodruff Road about the incorrect colors. This has been a challenge as the original colors which were approved have been misplaced during the construction process. After several reviews and discussion Will believes the contractor will be producing some new colors to be approved by the ARC committee within the next couple of months for approval and then the home will be repainted. Road use fees brought up by homeowner to the ARC. Ben Merriman asked about revising the current road use fees structure to be more balanced for each build. He has seen the beating the roads have taken over the last couple years and asked for this to be revised as per build. Currently the road fee is \$3500, Suggestion would be to include normal fees for this but come up with a limit of heavy trucks to be included in this fee and if that number is exceeded would be to charge extra from each build. Committee tabled this and thoughts will be discussed at our next meeting.

Current project: No discussion was had on this.

New starts: No discussion as road restrictions are in place.

New business.

Next meeting is scheduled for. April 6th
