

Elk Springs ARC Meeting Notes

Date May 4, 2023

ARC Attendance Will, Rob, Travis, Jason,

Homeowner Attendance none

Board Attendance Gregg Minion

Start Time 2 pm

Stop Time 4:00 pm

Topics for discussion; Plan review of 3499 Elk Springs Drive. The committee reviewed the plans that were submitted and below are the comments received:

- You will need to ask for a variance on the roofs that are less than 4/12. It most likely will be approved but no guarantees at the moment, no one disagreed them.
- Driveway approach may exceed the 8% grade and may need to be worked with to be less than that. Section 6.5 DRG's. Driveway needs to create a meandering path to the home and not be a straight line.
- House and garage will need to be connected by roof and 2 walls.
- Retaining wall shown will need to follow the DRG's as listed in section 6.3. You may want to step the foundation to help with this.
- Suggested to have you get a professional architect and structural engineer both licensed within the state of Colorado on board asap as it seems there are areas not lining up properly and may create issues later as you get closer to final approvals. Section 10.2 and 10.5
- Please be considerate of your interior light flooding out of the large south facing windows at night. Possible solutions may be to have window blinds or even placing fixtures in positions to not flood outside. Just a suggestion on this as ARC has no control over where you place interior fixtures. Section 6.13
- Exhibit A which was sent in was not filled out and signed. I will require this when we get to plan review and site review phase.

The second topic was Site review for Helander residence 302 Pinion Drive for a proposed remodel of the home. Plans were presented and all items were discussed as follows.

Identified the balconies to be removed and replaced due to water damage;

- the new large deck over the Entry;
- the new Master Bath Balcony;
- the new flat black cable rail;
- the new flat black exposed steel knee braces;
- the enlargement and revised grading of the Patio at the Living Room;
- the new red stamped concrete patios;
- the relocation of the existing entry wall;
- the new window and patio door alterations on the South and West facades;
- the new window color to match the existing window color;
- the new Entry walkway;

- “squaring off” the existing garage door openings; and
- the location of all the new improvements within the existing building envelope lines

noted all existing exterior materials to remain; and

a new stain color over the existing wood trim and siding

Will suggested we consider replacement of all the siding materials.

The consensus of the DRC was for approval of the Preliminary Design submittal and suggested we proceed with preparation of our Final

Design Review materials and noted requirements for submittal of a topographic survey; a material and color samples board; a Construction

Management Plan and any other minimum submittal materials identified in the Design Review Guidelines.

Preliminary approval was given for this project to move towards final approval.

The third review was for berms to be created at Baeumler residence 75 Juniper Drive. Committee

reviewed the staked-out locations, and it was discussed that the berms need to look more natural and

not in a straight line. The question was asked why they were building the berms, mostly for some

screening from the road. Berms were approved by all.

Third visit was to 105 Primrose point for

new stucco colors proposed by owners. Colors were painted on the back wall and discussion was had

that at least they are not pink in color. The colors are earth tones of blue and grey mix. Discussed that

the 2 small areas viewable from the street will not be noticeable. The color of a blue grey mix was

approved.

Current project: 2 projects have been removed from the spreadsheet as the lots are now for sale.

New starts: No new starts are scheduled at the moment.

New business. The Poindexter build is approaching their 2 year deadline on May 24th 2023 and Will has visited with them about the process ahead. Suggested that ARC meet with them on May 18th as an agenda item and do a site visit. The committee discussed that at least get started with cleanup and getting items such as ladders and stuff just laying around picked up.

Next meeting is scheduled for. May 18th.
