

Elk Springs ARC Meeting Notes

Date May 18, 2023

ARC Attendance Will, Rob, joyce, Jason,

Homeowner Attendance

Board Attendance Ron Kroesen

Start Time 2 pm

Stop Time 4:30 pm

Topics for discussion; Plan review of 57 Grosbeak. Architect Cassandra Westerlind and contractor Brian Westerlind were present. The committee reviewed the plans that were submitted along with walking the site and below are the comments received:

- A steep narrow driveway approach up to the home.
- The driveway is placed outside of the building envelope until it gets to upper most portion of BE and then entry and to the garage. This was the approach homeowner wanted as this lot presents itself in a way for garage on the backside of home.
- Colors submitted on story board and look good.
- Contractor will be required to construct the roadside story board.
- ARC will present ideas and work with contractors as to the best way for driveway construction all at the same time as utilities and excavation. This site is tight for access and contractor assured ARC he can accomplish this.
- Concerns presented as to access and having a civil engineer draw up the plan.
- The site is very rocky and ARC asked as to the plan for all of the rocks and transport of them out. The contractor wants to use them for driveway construction and elevate the home on the south side. Concerns here as to possible damage this may create on the site.
- Preliminary approval has been given for them to proceed into final drawings.

The second 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. You mentioned that boulders are being hauled out and boulder walls are being constructed for parking areas and other retaining walls. The main concern from the committee is in the regards towards cleaning up and revegetation of all damaged areas. Trees need to be planted and some areas of screening need to be considered, especially around the utilities on the west wall of home. We will not require these trees to be within the 30' distance for proper fire protection but need to be placed as best possible for screening of the home. Please keep us informed to the quantities and varieties of evergreens for this work along with planting locations must be approved before any planting is done. Any questions for landscaping should be reviewed in the DRG's exhibit J, also lists out the grass seed recommendations for you.

You have presented us with a paving proposal but have not yet provided a schedule, your mentioning of possibly doing concrete but needed to review that further. Keep us up to date here.

The committee is very firm on the 2-year deadline for your project which is May 24th, 2023, I have extended the deadline for you till the 28th of May 2023. I would like to ask that you please have the place cleaned up, all boulders removed from site or incorporated into the walls and such, driveway graded and prepped for either asphalt or concrete by the end of day May 31st. There is an ARC meeting on the 1st of June and the committee would like to see these items completed along with a schedule presented to me for driveway completion at this time. As we discussed last week the fines for not completed by this date may result in daily fines of \$100 per day until everything is completed, and a final certificate of completion has been issued as per section 5.9.3

Construction Management Practices Fines and Fines for Failure to Comply with Timely Completion Requirement.

As indicated in Section 5.7, these are fines to be levied for violations of construction practices as listed on the *Pre-construction Meeting Checklist* (Exhibit D). The ARC and/or Property Manager will first issue a warning to the contractor regarding the violation. Any subsequent violation will be fined at a progressive rate beginning at \$250.00 for the first occurrence and increasing \$250.00 for each subsequent violation (i.e. \$500, \$750, \$1000, etc.).

In the event a Unit Owner, or successor in interest, does not complete a project and obtain a Certificate of Compliance (Exhibit E) within the two (2) year timeframe required by Section 14.3 below, then fines shall be levied as follows until such Unit Owner obtains a Certificate of Compliance: \$100.00/day for the first month, \$200/day for the second month, then \$300/day for the third month and every month thereafter until such Certificate of Compliance is obtained.

The third review was for Starlink receiver location at Tomaswick residence 92 Crescent Place. Currently the location is in violation of the DRG's as per section 8.3 and not properly screened from view. The receiver is located about 36" above the closest roof plane and has been noticed from other homeowners to this height. Will has worked with owners on this and been asking for it to be lowered to be more in compliance. The owner discussed that in order for the receiver to properly receive it needs to remain at this location. ARC has asked for it to be lowered to be within 12" of the roof. The owner will see what he can do here.

Current projects: Painting projects at 105 Primrose are completed, a neighboring Homeowner has brought it to the ARC's attention that the painting color is not acceptable and should be readdressed to be changed as it is blue and not in compliance. The committee did a site review from the street today of this completed painting and says it is fine and is what the ARC approved at its meeting on May 4th. Painting of the Cuttitta project 165 Crescent Lane is also completed and now they will begin with asphalt shingle replacement.

New starts: Several projects are coming in but no starts scheduled at this time.

New business. Board member Ron Kroesen has mentioned a couple items for the committee to think about in regard to the DRG's and making some adjustments. Shortening the time frame back to 18 months for construction build limits. Should the rules committee be reinstated to take some of the load off of the ARC for the minor reviews they are dealing with.

Next meeting is scheduled for. June 1st.
