

Elk Springs ARC Meeting Notes

Date April 6, 2023

ARC Attendance Will, Rob, Travis, Joyce

Homeowner Attendance see below

Board Attendance none

Start Time 2 pm

Stop Time 4:00 pm

Topics for discussion; Preliminary discussion of Variance submitted for Harbus pool and glass fencing. Present for this portion of meeting was Stephanie Neitzel with Balcomb and Green, P.C. representing Harbus party submitting the Variance requests, Robert Sweikert neighboring homeowner, Joe Lavine Neighboring homeowner, Contractor for Harbus BuildCo representatives. This meeting portion was just to discuss the Variance submitted to the ARC for this variance. Questions asked by homeowners present and who responded to the notice mailed out to them were all on the same page in all areas of concern. Why do they feel they need a pool within Elk Springs? Where will the water come from? How often will they need to truck in the water to top off the pool? Is there a way to place a deed restriction on this property to be sure eshoa water is not used in the maintenance of the pool? All of these questions were answered by the representative of the owners and in the variance submittals report. The topic was brought up that the drawings on the submitted architectural plans show the pool being 11,000 gallons but the measurements of it make the capacity closer to 19,000 gallons. ARC asked for clarification of the difference. Arc discussed that the DRG's do not allow for a pool to exceed 2500 gallons and with this point the ARC is not recommending approval of the pool. It was suggested to owners that they should revise their submittal and research a swim spa or something closer to what is allowed.

The second topic of the meeting is in regards to screening of storage areas section 6.10 in the DRG's. only members of the ARC were in attendance for this discussion. What is "screened from view"? definition

Screened means a fence, wall, berm, hedge or other barrier providing visual and/or acoustic separation of sites.

Screened means that 50% of the area or object be hidden from the view of the adjacent Properties.

Screened means hidden from view in a manner that is compatible with the surrounding environment and permitted under the applicable zoning regulations. Discussion was had by all that in order to achieve this and please everyone will not be attainable as Screened from view has several different meanings to it. An owner presented to the committee his idea of this and the definition of screened to him was, " you cant quite tell what is behind the screen, you know there may be an rv, but the trees slightly break up the image of item being screened." The committee in its discussion of the topic feels that the wording and definition of this is a huge challenge and it impacts past and future situations of "what does screened" actually mean. Committee feels that the wording

remains what it is and when we review any submittals that show a storage area of anything that our job is to monitor it in the most detailed way possible and not to approve this location until later in the project as in the final steps of receiving Certificate of Compliance. Committee did discuss that storage areas should be placed adjacent to the home and not outside of the building envelope in any way.

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 20th
