

Elk Springs ARC Meeting Notes

Date August 3, 2023

ARC Attendance Will, Rob, Joyce,

Homeowner Attendance

Board Attendance Greg Minion Homeowner attendance None

Start Time 3 pm

Stop Time 5:00 pm

Topics for discussion; Site Review 1515 Elk Springs Drive, Scheig Residence New home. Architect team present. Jordan and Kurt with Focal Studio Architecture. Site was staked out with the house marked in the building envelope. Driveway was also staked out in proposed location. Plans presented and reviewed by ARC. Questions and concerns from the ARC and design team will review and discuss revisions.

- The driveway is located within 50 of property corner drg's spell out that it must be further from prop corner.
- This home will have 2 garages and one of them is detached from the home and shows only a roof connecting them together. DRG's are grey in this area and the ARC has approved this style before as long as there is a roof and solid wall connecting them so they look as one unit.
- Architects are asking for a variance approval for 2 roofs one on each side of the home east and west side that roof pitches would be only a 1/12. DRG's spell out that 4/12 is minimum allowed. The topic was discussed heavily and how the view will be from ESD onto the home as ESD is above the home. Main topic was in regard to roof mass towards ESD. Architects pointed out that lower pitch roofs are less visible and will be less noticed. The owner really wanting this roof as it helps shield the south exposure.

ARC will follow up next week in regard to these items and no prelim approval was given on the site.

Beaton 124 Juniper Drive final prelim review of site as the 2-year deadline is approaching on August 24, 2023. ARC met with Mr. Beaton and walked the site pointing out several items needing to be finished for approval.

- Site grading is needed all around the home.
- Garage doors and trim around the garage door need to be painted.
- Stone patios and walkways need completing.
- Outdoor shower upstairs needs completion.
- There are several lights around the home which are not dark sky compliant.
- Piles of brush and old trees need to be removed from the site.
- The driveway needs to be either chip sealed or paved.

Mr. Beaton has mentioned that he is working on all the items on our punch list and he will be needing more time to finish up these things and then ask for a follow up walk. ARC has given him 30 days to finish and then another walk will happen. Fines have been discussed in the tune of \$100 per day and will be waived for the first 30 days as long as the project gets completed.

Current projects: we reviewed all current projects and how they are progressing along all is on cruise control.

New starts: Soldoff 3171 Elk Springs Drive has begun. Tzan project 2727 Elk Springs Drive will begin in the next couple weeks. Several others are coming up August or September.

New business.

RV located at 702 ESD was questioned if this is our issue. No, it is being addressed by management. The question was asked why it is still there.

Next meeting is scheduled for. August 17, 2023.
