

Elk Springs ARC Meeting Notes

Date January 4, 2024

ARC Attendance Will, Jason, Paul, Joyce, Rob

Homeowner Attendance

Board Attendance

Start Time 2 pm

Stop Time 4:30 pm

Topics for discussion.

Site review 177 Woodruff Road. The committee met with the architect/contractor Bruce Barth for this project and walked the site, the home has placed in the most appropriate location on the lot. Question was asked for the home to be moved slightly to the southwest as to keep the parking turnaround area inside the building envelope. There will be a variance for the roof pitches being either 2.5/12 for roughly 30% of the roof area, the remainder will be 4/12 the home. Exterior materials will consist of metal roofing of a newer product from CGM and has a rough textured look which is less reflectivity as others. There will also be metal siding on a larger area than normal which will also be a variance approval. The committee has given approval of the submitted plans and the owner may now proceed to final plans submission.

Site review 182 Kingbird Court. The committee met with the owner/contractor Bob Schneider to review the new home project. We reviewed the plans and had a few small corrections and clarifications needed. We walked the lot and reviewed the layout, all looked good and suggested a berm be created in the area to the northwest of the garage to help screen the garage doors from the cul-de-sac on Kingbird court. Contractor asked for us to allow them to begin construction in January for this project, he will be doing excavation during weight restrictions, committee discussed that he will not be allowed to haul any heavy loads for the project which will mean all machinery will need to be onsite and remain on site until restrictions are lifted. Approval was given for this work. No variances for this home needed. The committee has given approval of the submitted plans and the owner may now proceed to final plans submission. Neighbor Jep Bracey was also present for this site review and he has no issues with this work and the timed plan for it. COI was discussed with the committee about Will on this project and the feeling for discussion was that until there is a COI here that he remain on board. If COI comes up he will bring it to the attention of the committee right away.

Current projects: all projects reviewed, and no discussion needed.

Old Business:

New starts: Nothing at the moment

New business. The committee asked about agenda items on the board meeting January 8th. Will discussed that he has been talking with the board about the disconnect between board and ARC. ARC has been through 2 rewrites of the DRG's and ARC doesn't feel it necessary to redo that again. There may be some small clarifications needed which could be handled this spring. ARC doesn't like to write things up and then the board just overrules their beliefs. The committee discussed the reasoning for variances are given only upon individual review processes and rules need to remain strict to weed out the architects who want to design homes which do not fit in the Hoa. Will mentioned that he is working with the board to be able to have some ARC work sessions between the committee and the board to discuss past reasoning with the DRG's and open the lines of communication between each team.

Next meeting is scheduled for. February 15th.
