

Elk Springs ARC Meeting Notes

Date _February 2, 2023_____

ARC Attendance __Will, Rob, Jason_____

Homeowner Attendance __Heather Kelly, Mary Beth Minion, Tim Bauer

Board Attendance__ Gregg Minion, Gregg Plummer_____

Start Time __2 pm_____

Stop Time__ 3:45 pm_____

Topics for discussion;

Bauer RV location and final approval.

Committee was meeting onsite at 1841 Elk Springs Drive to review the Bauer RV location of parking. A little history on this, On January 6th the ARC reviewed plans submitted for the new RV parking location. This review process was done through email's. It was discussed that this submittal for a preliminary approval for the new parking location was approved by the committee fully by all and all responses were done by email. Certain conditions were applied to this preliminary approval to the Bauer's by email back to the Bauer's on January 6th. The main concern from the ARC was that this needed to have a final review onsite to be sure it met all of the conditions and rules as per the DRG's. One concern was that the roof may need to possibly be screened along with all sides of the RV from view from offsite. This may require some trees to provide the proper screening. During site review meeting on 2/2/2023 the committee reviewed all aspects of the RV parking location. Mr. Bauer informed us that he was not able to remove the tarp which was covering it because it was buried in snow and ice. ARC had requested this so as to look at the RV in real world conditions. ARC felt the tarp does help shield the RV, Except that a tarp is not a proper method for screening It, we removed this option from our review. Heather Kelly 1946 ESD was present at the meeting and voiced her concerns "why would the ARC approve this RV to be parked in my view plan, this goes against the rules as to keeping Elk Springs pristine and natural, I now need to look at an RV which is ruining my million dollar views". The committee walked up to her home to do a visual review from her location. ARC opinion with looking at the view was that the Bauer's new home disturbs the Kelly's view more than the RV ever would. The ARC viewed the views from all angles on Elk Springs Drive into the RV parking location. At this point in time the ARC discussed, that being the RV is still covered with a tarp, they could not vote in favor of final approval of the new location. They also felt there would need to be some more screening needed to get to the 70% rule, especially with the tarp removed the roof may have a strong reflectivity coming from it. Currently the ARC does not approve this new location, Bauer's need to provide more screening of the RV.

Current project: no discussion

New starts: No discussion

New business. A homeowner brought up a couple items to please review on current and future builds within Elk Springs.

Section 12.3 discusses toilet facilities and their location. Question was asked about why they remain on the roadside and not back towards the back of the home. Will answered this as they have been located as to the best location to allow cleanout on a weekly basis. He will do more reviews of this to see if they can truly be placed closer to the build on each site.

Section 2.3 Committee Structure. Question was asked by a member as to how could a consultant who was hired by the board be a voting member. Is this legal as per the Bylaws and Covenants? Will answered the question “ this was incorporated into the DRG review last review process as many times it is hard to have a quorum present for meetings. The ARC meetings involve several other consultants, owners, architects, engineers, contractors etc. With so many players who adjust their schedules several weeks out that if on meeting day the ARC does not have a quorum it can become a challenge to many other’s schedules.” At the last review of the DRG’s the board felt that the hired consultants have been involved very deeply for many years and their opinions should count and be voted to keep synchronicity within the ARC committee.

Next meeting is scheduled for. March 16th
