

Elk Springs ARC Meeting Notes

Date _September 5, 2024_____

ARC Attendance __Will, Jesse, Rob, Julie, Jason_____

Homeowner Attendance _David Spink

Board Attendance___ Gregg Minion

Start Time __3_____ Stop Time__ 5:00 pm_____

Topics for discussion as listed out on the agenda below.

Meeting was dedicated to revision to DRG's. See attached document for some recommendations to the board for DRG's. Specifically, about screened from view. More items need discussion as we go down this path.

Lot owner Matt Graham was present to discuss how to go about building on his lot and the process.

Swann project was discussed, this project is still a long way from approval and the architects are challenged with getting the DRG's incorporated into their design. Will continue to work with them.

Garrett project 52 Grosbeak is getting closer for final approval should be in September.

Current projects: all projects reviewed, seems as if construction projects are finishing up and things may slow down in Elk Springs construction wise.

Old Business:

New starts: Nothing at the moment

New business. None at this time

Next meeting is scheduled for. October 3rd.

DRG update for Screened from View, ARC discussed this topic at its meeting on 8/15 notes below. Members present for discussion. Julie Bracey, Will Vannice, Rob Claussen. Homeowners present David Spink.

The purpose of *this* section is to clarify how items stored outside of a garage in Elk Springs will be handled by the ARC. Storage of items inside a garage is ALWAYS preferred, however the Covenants allow for items to be stored outside as long as they are “appropriately screened from view”, (insert Covenants section)

The owner of the lot or Unit understands the burden of achieving appropriately screened from view falls on them, each lot, item stored, and location of the storage is unique to that unit and thus the methods and level of appropriate screening will be unique to each situation. There is not a one size fits all solutions for every storage situation, thus what has been approved or allowed for one lot/unit may not be allowed for another lot/unit.

Larger (in excess of 25') or taller items such as RV's, enclosed trailers, travel trailers, and 5th wheel trailers are likely too large to consider outside storage and screening.

Storage areas shown on site plans are NOT approved as part of the house approval process, the items to be stored, location of the storage area, overall layout upon grading must all be known prior to specific conversations about the screening methods, needs and locations. Anytime the items to be stored are changed then the approval process for the storage area must be started again. IE, small popup type camp trailer being replaced with a 30' travel trailer.

Means of Screening:

- Evergreen trees and bushes, as approved by the ARC Yes
- Deciduous bushes as approved by the ARC. Yes
- Earthen berms. Yes
- Short sections of DARK colored fencing or screening panels with a max height of 7' and a max length of 20'. Taller fencing and screening panels may be allowed with a 18"-24" gap at the bottom with shrubs. Screening type panels that are at lea...??? ARC feels this would only be allowed if it is adjacent to the home. ARC doesn't like the idea of the size of this possibility and most people have moved here because the fencing is so limited by the drg's. ARC would also like to have all storage areas fit into a size limit maybe 10 wide x 25 long this way it could fit in nicely.
- Darker colors of items stored are better suited for screening much easier to screen but could have an issue with someone parking a brown 40' motorhome there and the home is painted brown.
- Dark colored tarps will be considered on smaller items such as ATV/UTV's, small pop up campers, etc. NO this is tacky and cheap looking, tarp fails and then is never replaced.
- A combination of screening methods may be appropriate.

The cost of screening, reviews etc. will be solely paid by the owner, several reviews, mockups, plans, and site visits may be needed depending on the location, size of the stored items,

surrounding topography and view from the neighboring properties, roadways and HOA common spaces. Items stored in a neighboring property's primary view will require more screening. The owner may be asked to install additional screening even after the initial review process has

ARC feels that items needing storage on a property that are just too large should reside elsewhere and not on someone's property where it is an eyesore for anyone else. In the case of a storage area it should reside next to the existing structure, be inside the building envelope, size should be limited. Screening of this area must be tasteful and follow the drg's the same way a home is constructed. The ARC will follow the guidelines set forth in the DRG's but will not be responsible for the management of these areas after the home is constructed and a certificate of compliance has been issued. ARC will review any new submittals for this type of item the same way it would anything else.

started, NO items shall be stored UNTIL the ARC approval of the items to be stored is final. There may be several rounds of added screening and reviews needed depending on the circumstances.

ALL screening as approved shall be maintained in good condition, this includes tarps installed within 48 hours after the use of the stored item, screening fences and panels painted and maintained, and replacing any trees that die, whether native or planted, with similar screening.