

Elk Springs ARC Meeting Notes

Date August 31, 2023

ARC Attendance Will, Rob, Travis,

Homeowner Attendance Matt Vanderzanden, David Spink,

Board Attendance Greg Minion, Ron Kroesen

Start Time 3 pm

Stop Time 5:00 pm

Topics for discussion; Site Review 2415 Elk Springs Drive, Wells Residence progress status 30 day deadline. The team discussed with Sandra Wells/ owner who was present at the meeting along with Paco from Resort development company who is supervisor of the project and works for Chance Soldoff. Owner discussed the challenges with contractor and getting items completed and they are hoping to get their inspections for plumbing, electric, mechanical, and framing within the next couple weeks so they can begin drywall and interior finishes. Sandra feels that the project should be finished soon.

Items to be completed as per our walk through are immense as drywall hasn't even begun yet. The standard time frame for the industry is 12 weeks till completion once drywall has begun. There are several items on the exterior being worked on, but completion is at least 30 days or more out. Landscaping is in process and should be completed by the end of September.

Will pointed out that tree locations have never been approved, committee member mentioned that it looks as if they will be planting lots of trees and this shouldn't be an issue. Board member pointed out and asked if the varieties of the evergreens are allowed to be planted. ARC will need to review these varieties.

Currently there is not a functioning water meter on the home. Will has asked for this to be completed within 10 business days or the job may be shut down.

There is an orange line painted on the main road which shows where the paving contractor will need to tie the driveway into the road.

To summarize, the site review for this project. It looks as if the owner will have their hands full with the contractor for finishing up this project. The two-year completion date for deadline on this is September 9, 2023. As of this date ARC will need to impose fines and structure as listed under section 5 of the DRG's.

Beaton 124 Juniper Drive final review of site as the 2-year deadline has passed on August 24, 2023. All attendees met with Mr. Beaton and walked the site reviewing the items from our last walk through on August 3rd. It appears as all concerns have been addressed except for the seeding of disturbed areas and some final grading still needs to be addressed. Mr. Beaton has requested that he would like to finish this phase by the end of November of 2023 as fall seeding is the most successful. The ARC

addressed the recycled asphalt driveway, and the main concern was that the life of this product is very short, and dust and mud seem to reappear at a much sooner date than normal paving and chip seal surfaces. The ARC doesn't recommend recycled asphalt as the finished surface for these reasons. Mr Beaton has agreed that if the driveway fails, he will proceed with the recommendations as per the DRG's. Committee members recommended to Mr. Beaton that if he would place some seal coat over the surface it may help bind the product together better. At this point deposits will be released for the driveway and landscaping. Owner deposit will be held until reveged areas are completed later this fall.

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

New starts: none at the moment

New business. Board member Ron Kroesen mentioned the process the committee uses for minor variance approvals should include discussion with any neighbor who this may impact, committee agrees this would be good so that there are no surprises.

Committee discussed the possibility of how to create a recommended contractors list for all owners who will be doing construction projects since several contractors have been fired off of the site and we see several repeats of this. Will mentioned that several owners have reached out to him in regard to contractors recommended, he normally gives out several names for owner to interview with.

Next meeting is scheduled for. September 7, 2023.
