



Architectural Committee Meeting Minutes – April 19, 2018

BSAC and Staff in Attendance:

Trever McSpadden
Janet Storey
Suzan Scott

Using "Go to Meeting"

Maggie Good
Kate Scott
Grant Hilton

Guests in Attendance, Project Attending For:

Maggie Biggerstaff	# 04629 Biggerstaff
Jim Glowacki	# 02508 Glowacki
Nick Brown	# 07521 Brownstone
Pat Lopker	# 020102 & 20206 Cascade Ridge Units #102 & #206

1. Membership Forum - None

2. **Call to Order** – Trever McSpadden, BSAC Vice Chair, called the Meeting to Order at 8:00 a.m.

3. **Meeting Minutes** – The April 5, 2018 and the BSAC Retreat Meeting Minutes were discussed. Staff noted that comments on the Draft Minutes had been sent by a BSAC member the evening before the meeting and that the revisions had not been made to the minutes. The revised April 5, 2018 and Retreat minutes along with the draft April 19, 2018 meeting minutes would be emailed the following week for BSAC review. The 3 sets of minutes would be on the May 3rd BSAC Agenda for approval.

4. Minor Alterations Review:

BSOA #04629 Biggerstaff Minor Alterations

Garage Door Replacement & Trim Painting

Legal: Meadow Village Subdivision

Street: Spotted Elk Rd.

Staff presented the photos, product information and narrative for the Biggerstaff Minor Alterations application. This application is for improvements to an existing home. The homeowner is proposing to replace the garage doors and paint the trim. The owner of the home, Maggie Biggerstaff, attended the meeting.

Staff recommended that the BSAC approve the application as submitted based on the finding that the modifications are an improvement to the existing home and comply with Covenants and Design Regulations.

Maggie Good made the Motion to approve the Biggerstaff Minor Alteration Application as submitted. Kate Scott seconded the Motion. The Motion passed unanimously.

5. Major Alterations Review:

BSOA #02508 Glowacki Addition

Legal: Aspen Groves Subdivision

Street: 29 Chucks Place.

Staff presented the drawings, photos and narrative for the Glowacki Major Alteration Application. The application is for an addition to an existing Single Family Residence. The proposed addition includes a guest room with bath and a lower level “away” room. The total square footage of the addition is 899 sf. The total square footage of the home after the addition will be 2,933 sf living space. Jim Glowacki, the property owner, attended the meeting.

Staff noted that the Aspen Groves HOA representatives, Dick Fast and Bill Reed and three of the adjacent neighbors have reviewed the plans and stated their support of the project. The BSAC discussed the need to provide screening for the existing hot tub due to visibility from Autumn Trail. The BSAC determined that the lack of adequate hot tub screening was a compliance issue and that it is appropriate to require screening as part of the approval for the addition. The BSAC also discussed the installation of a berm with landscaping on the east side of the existing home that was requested by the adjacent property owner. The BSAC determined that the berm between the Glowacki’s home and the adjacent neighbor to the east was not required as it was not a compliance issue and could be installed if desired by Mr. Glowacki.

It was noted that the exterior finish materials for the addition were to match the existing home. Mr. Glowacki stated that the builder would be using material that was retained from the construction of the existing home.

Staff recommended that the BSAC approve the application as submitted based on the findings that the proposed addition complies with the Aspen Groves Subdivision Covenants, the Design Regulations and is an improvement to the existing home.

Maggie Good made the Motion to approve the Glowacki Major Alteration Application as submitted with the condition stated below. Kate Scott seconded the Motion. The Motion passed unanimously.

The approval is subject to the following conditions:

1. A landscaped berm with trees be added to the landscape plan and built in a location that provides screening for the existing hot tub from Autumn Trail.

6. Single Family Condominium Sketch Plan Review:

BSOA #07521 Brownstone Condominium Units #6 & #7

Legal: Northfork Creek Subdivision Lot 1

Street: TBD Brownstone Loop Rd.

Staff presented the drawings, photos and narrative for the Brownstone Single Family Condominium Units #6 & #7. The Designated Project Representative, Nick Brown, attended the meeting. The application is for two new Single Family standalone Condos. Each individual Condo has 2 bedrooms, 3 full bathrooms, 1 half bath and a theater room. The main level square

footage is 2,293 sf and the second level is 1,414 sf for a total of 3,707 finished square footage. The Garage is 610 sf. The total square footage is 4,317 sf.

The BSAC reviewed the two existing single family condos on the site and the existing landscape installation. The BSAC felt the existing site and homes complied with the Brownstone Condominium Covenants and the Design Regulations. The existing tee pee was discussed and it was determined that it had been installed without BSAC approval. The BSAC asked that the TP be included on the landscape plan submitted with the Final Plan application.

Mr. Brown requested a 6 month landscape completion extension in the cover letter included with the application because the Brownstone Condominium Covenants allows 12 months for both building and landscape completion. The BSAC discussed the request with Mr. Brown and suggested that it is possible for the Brownstone Development LLC to amend the covenants to allow a longer construction and landscape completion time since they are majority owners. Mr. Brown indicated that he will pursue that option rather than requesting exceptions.

The light fixture that is proposed to be used was reviewed and the finish materials were discussed. The proposed light fixture is not certified as Dark Sky compliant fixture but, appears to meet the intent of Dark Sky compliant as it has translucent glass and light is directed downward. Mr. Brown asked if the BSOA would approve the light fixture for use on the buildings. In addition, Mr. Brown asked the BSAC to determine if a materials board would be required because most of the materials would be the same as the materials used on the existing homes. The "Dryvit" will be a different color as the color used on the original buildings is no longer available and the window cladding color will be bronze instead of tan. Mr. Brown also stated that the roof color may be different. The BSAC determined that a materials board is required to be submitted with the Final Application.

Staff recommended that the BSAC approve the application as submitted based on the finding that the home complies with the Brownstone Condominium Covenants, the Design Regulations and is consistent with the subdivision.

Grant Hilton made the Motion to approve the Brownstone Single Family Condominium Application for Units #6 & #7 as submitted with the condition stated below. Kate Scott seconded the Motion. The Motion passed unanimously.

The approval is subject to the following conditions:

- a. A materials board with samples of the proposed materials to be provided for the Final Plan Review BSAC meeting.
- b. The "Patriot Lighting® Dayton Iron Patina 18.63" Outdoor Wall Light" as submitted is approved for use based on the findings that it meets the intent of Dark Sky compliance.
- c. All Final Submittal information to be provided including:
 1. All Sketch Plan Requirements in Final Form.
 2. Landscape Plans for Units #6 & #7 and a portion of the site which includes the existing TP.

** Please see Project Checklist for complete list of requirements.

7. Discussion Items:

a. Project Completion Date Extensions:

BSOA #20102 & 20206 Cascade Ridge Condominiums

Legal: Cascade Subdivision Blk 2, Area 13

Street: TBD Upper Cascade Ridge Rd Unit 206

TBD Lower Cascade Ridge Rd Unit 102

Staff presented the site plan, narrative and photos of the Cascade Ridge Single Family Condominium project. Cascade Ridge Development co-Owner, Pat Lopker, attended the meeting. The BSAC had previously reviewed the Construction Completion Date Extension Application on February 15, 2018 and required that a project representative attend the BSAC meeting when the application was discussed. The Construction Completion Extension Application review was included on the April 19, 2018 BSAC Agenda and posted on the BSOA website.

Maggie Good made the Motion to approve the Construction Completion Extension as submitted for Unit 102 and as listed below. Grant Hilton seconded the Motion. The Motion passed unanimously.

BSOA # 20102 – Unit #102

"Original" Construction Completion Date: 07/16/16

Construction Completion Date Extension granted to: 07/16/18

"Original" Landscape Completion Date: 07/16/17

Landscape Completion Date Extension granted to: 07/16/19.

Maggie Good made the Motion to approve the Construction Completion Extension for Unit 206 as listed below. Grant Hilton seconded the Motion. The Motion passed unanimously.

BSOA # 20206 – Unit #206

"Original" Construction Completion Date: 05/03/2018

Construction Completion Date Extension granted to: 11/03/18

"Original" Landscape Completion Date: 05/03/19

Landscape Completion Date Extension granted to: 09/03/19.

b. Project Update:

BSOA ## 312184 & 312188 Fairways New Multi-Family Condominiums

Legal: Meadow Village #1, 2nd Filing Tract E, Plat I-12

Street: 2184 – 2188 Little Coyote Rd.

Staff read a short emailed statement prepared by Kate Scott regarding the Fairways Condominium project. The statement said that a market valuation was prepared by L&K Real Estate and an agreement has been made on the purchase price. A meeting will be held on April 20th and it is anticipated that the deal will be finalized within a week and a closing date set.

c. BSAC Retreat Review

Staff reviewed the Retreat topics identified for additional BSAC review and discussion. Staff listed the six topics had been identified and reviewed the Condominium Review Fees and Performance Deposit memo with the BSAC. The BSAC noted that the topic needed attention and determined that Condominium Review Fees and Performance Deposits should be reviewed at a future meeting when more members were in attendance.

d. Covenant Compliance:

Staff updated the BSAC on the changes on the Emergence Group and the Doc's Real Estate Projects.

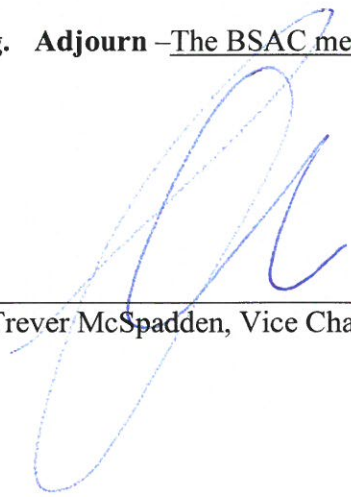
e. Performance Deposit Tracking:

Staff updated the BSAC on the changes to the Performance Deposit Tracking Spreadsheet noting that 2 homes in the Cascade Subdivision have been completed within a year and that the associated Construction Performance Deposits have been released.

f. Certificates of Deposit Status:

Staff updated the Certificate of Deposit tracking sheet for the BSAC noting that no changes have been made.

g. Adjourn –The BSAC meeting adjourned at 9:25 am.



Trever McSpadden, Vice Chair BSAC