



Architectural Committee Meeting Minutes – February 4, 2021

BSAC/Staff in Attendance:

Amy San Nicolas
Suzan Scott

Using GoTo Meeting:

Gary Walton
Stacy Ossorio
Grant Hilton
Clay Lorinsky

Guests:

Joe Schwem
David Wohlner
John Kircher
Margot Ogburn -
Robert Rotello
Gail Young
Brian Wheeler
Trevor McSpadden
William Fallon
Al Malinowski

Project Attending For:

#02515
#02515
#06512
#06512
#06512
#04437
#06512
#06512
#06512
#06512
#02515
#06512

Due to precautions being taken to prevent the spread of the Covid19, all BSAC members and guests were allowed to join the meeting remotely using GoToMeeting.

1. **Membership Forum** - None
2. **Call to Order** – The Chair, Gary Walton, called the meeting to order at 9:03 AM.
3. **Meeting Minutes** – January 21, 2021 Meeting Minutes Corrections: None.

Motion made by Stacy Ossorio to approve the January 21, 2021 Meeting Minutes; seconded by Clay Lorinsky. Motion passed unanimously.

4. **Major Alteration Sketch Plan**

BSOA #02515 David Wohlner

Legal: Aspen Groves Block A Lot 15

Street: 905 Andesite Road

Staff presented the Wohlner Major Alteration which included a remodel of the existing garage into living space, an addition of a new garage, a second story guest room with a wet bar, and an expansion to the driveway and sidewalk to accommodate the new garage. Staff noted the additions would add 1191 square feet of living space bring the total livable space from 2060 to 3251, the new garage would be about 200 square feet larger than the existing garage, all finishes would match existing, the Aspen Groves Covenants allow for attached guest rooms, and the proposed second story would still meet height restriction in Aspen groves.

Staff recommended the Committee approve the application as submitted noting it was in compliance with the governing documents.

William Fallon was present, a neighbor, and asked when construction would start, how long it would last and how much closer to the road the new structure would extend. Schwem answered spring 6 months, and approx. 26'

Motion made by Stacy Ossorio to approve the application as submitted; seconded by Clay Lorinsky. Motion passed unanimous.

5. Appeal

BSOA #06512 Red Rocks - Pinnacle

Legal: Cascade Block 4 Tract 12 Plat 4/537

Street: Highpoint Drive

Staff introduced the appeal and the Chair asked for the representee of the project to present it. John Kircher announced that he represented the Pinnacles project and appeal. He reviewed the history of the tract to date and expressed a desire to close the project out which had been stalled for 15 years. Kircher also requested the Committee make a recommendation to Red Rocks on the process to move forward with the BSAC toward an approval. Kircher noted that Red Rocks did not anticipate any changes to the current design but if he were to need to make changes any such changes would be brought before the Committee.

The Chair noted that the Owner's counsel had been in contact with BSOA counsel and the Chair expressed a desire on behalf of the BSOA to see the completion of this project. The Committee determined that it should meet and discuss this issue with BSOA counsel. A letter officially responding to the appeal would be sent to the Owner Applicant within 20 business days per the Procedure Resolution.

6. Landscape Completion Date Extension Request

BSOA #04437 Rotello

Legal: Meadow Village Block 4 Lot 37

Street: Little Coyote Road

Staff presented the Rotello extension request noting the construction had been completed and the construction portion of the owner's deposit recently released. The landscaping had not yet been started and with the deadline falling in February of 2021, the owner would be unable to complete landscaping with winter conditions. The owner asked for a 6-month extension which would make the new completion date for landscaping August. It was noted that it was typically for landscape extension request to be made for the end of the summer due to the unpredictable time schedules of landscapers in the area.

Staff believed this request reasonable and recommended the Committee approve the request.

Motion made by Grant Hilton to approve the extension request; seconded by Stacy Ossorio. Motion passed unanimously.

*****Executive session 9:27am – 10:03am*****

7. Discussion Items:

- a. Staff Releases and Approvals: Staff made four construction releases and approved one geotech application.
 - b. Compliance Tracking Report: Heavy Runner Road Parking – Staff updated the Committee on this issue noting that a response letter from the developer had been received and the stop sign at the corner of Heavy Runner and Summit View had been installed.
 - c. Performance Deposit Tracking Update: Staff noted that with recent staff changes, a comparison report had not yet been completed but would be forthcoming.
- 8. Adjourn -** With nothing further to discuss, the meeting adjourned at 10:18 AM.

Gary Walton, BSAC Chairman