

Elk Springs ARC Meeting Notes

Date November 17, 2022

ARC Attendance Will, Joyce, Travis, Rob, Paul

Homeowner Attendance Greg Boecker and Franz Zedlacher 2nd half of meeting

Start Time 2 pm

Stop Time 5:00 pm

Topics for discussion. Site review for Dallakoti residence filing 9 lot 37 95 Vista Place. Site was staked out for review and discussed from the architect Focal Point Studios. Points of concern from ARC for placement of home, Parking areas are located outside of building envelope, ARC has asked for those to be within the envelope per DRG's, This is a very heavily wooded lot and the home will not be seen much from off site, owners have asked to remove extra trees as to open up the views better, this was discouraged by ARC unless it is part of the fire mitigation plan, this lot will need to do a full fire mitigation plan for the site. Driveway was some what straight into the garage and garage is visible from Vista Place, ARC asked for the garage to be better screened, architect pointed out that this house is located at the end of street and shouldn't be of concern, ARC pointed out that there is a pedestrian path that connects up to Vista Place and there will be foot traffic and the garage will need to be screened. Home shows some lower pitched roofs of 2/12 over some porches and patios. This will require a variance request from the architects, ARC feels fine with approving it just would like to see finished drawings before doing so. All materials to be used on home will be fire resistant and looks to be what the ARC has approved before. Preliminary approval was given to architects to proceed forward with their final drawings. They plan on a spring start.

Vander Zanden Residence 138 Kingbird Drive. This home was completed and one-color choice that was placed on the home was not what was approved during approval process. Contractor has submitted to the ARC to have this material and color be approved as that is what owners would like to see remain. This color is installed on a very large wall which faces directly as you enter the driveway of the home and is very apparent from Crescent Drive, color also has a sheen to it when the sun directly shines on it. The color is against the DRG's in this proportionate size along with its sheen from it. Contractor Red house has asked we allow it to remain. ARC reviewed the walls with this color on it and discussed that it will need to be changed to a more approvable color. The area that needs changed will be from the inside corner where RV garage and car garage come together all the way towards the front door inside corner where front of house and west garage wall come together. Contractor would like to paint these walls in a solid body stain to comply with the rules. Contractor will place three sample of colors for the ARC to approve. This work will happen spring of 2023.

Current projects in for final reviews. Kuschner Filing 5 lot 68.

New starts:

New business: New business was held at Schultz residence in garage as everyone's teeth were chattering with the cold. Kuschner Residence 683 Monarch Drive has begun construction on November 7th without their approvals from the ARC. Will has discussed with contractor and there was some miscommunication from architect and contractor. A stop work order has been issued to contractor and owner for this violation. They both knew better but jumped the gun on excavation. Owner will be receiving a fine for \$1000 as per section 5.9.1. Will and Rob should have paperwork done and completed by November 25th and once pre-con meeting happens following week the work can recommence.

Corkery residence 2176 Elk Springs drive has re submitted their solar plan and it all conforms to the DRG's, and they have been given approval to commence, which should be in the spring. This solar array will be partially visible from Elk Springs drive, it will be contained fully within the building envelope and owner is proposing to plant more trees to help screen it.

Concrete spill on Elk Springs drive from back in October has been cleaned up. Story behind this was that a concrete truck coming into the hood must have flipped a switch while entering the subdivision and unloaded about 1-2 yards of concrete between Cedar drive and the pump house road on the street, contractor cleaned it up but left it in the ditch until Will asked for it to be fully cleaned up. Project is completed.

Randy Moore 261 Wood Nymph Place has submitted very preliminary drawings for his place. ARC feels the basic drawings here are fine as they are basic sketches and Randy will be getting an architect on board first of the year to follow the DRG's for submittals.

Bauer RV 1841 Elk Springs Drive. There has been lots of controversy to the Bauer project with the RV of theirs which has been parked in the location shown on the plans. Will has met with contractor and suggested in July the screening necessary for this along with numerous discussions this fall about how this approval was produced and the only way it may remain is if it is screened as per section 6.10.

Owners have asked for this to be presented in front of the board for approval since the ARC will not sign off on it. Two members from the board and Will will meet on December 2nd to discuss options for this and review the situation. Discussion from committee is that this RV shall not be parked here unless it is screened, and this will be very hard to do as the parking area is below the road and seen by many residents.

Next meeting is scheduled for. None at the moment
