

## Elk Springs ARC Meeting Notes

Date \_September 7, 2023\_\_\_\_\_

ARC Attendance \_\_Will, Rob, Travis, Jason, Paul \_\_\_\_\_

Homeowner Attendance \_ David Spink,

Board Attendance\_\_\_ Greg Minion, Ron Kroesen only for review of 1515 ESD

Start Time \_\_2 pm\_\_\_\_\_

Stop Time \_\_5:30 pm\_\_\_\_\_

Topics for discussion; Site Review 1515 Elk Springs Drive, Scheig Residence. This is the second site review for this project. Architects have revised some of the items of concern from the ARC's meeting on August 3, 2023. The driveway has been pulled in to be more than 50' from property corner. Driveway is still located entering in from the side instead of from the front of building envelope. The design team has drawn screening of trees and berming to help alleviate concerns. Design team has also pointed out that this lot has specific topography making it a challenge for the home that the owner would like to have here, as it will consist of 4 garage spaces just as the board has asked for to conceal all property owned by owner to be contained inside garages. This item has raised concerns from neighbor located at 1421 ESD, Kroesen, being in violation of the DRG's. The DRG's spell out that the driveway should enter from the front not specifically that it must. The home consists of over 10 roof forms and has 2 of these roofs that will be under the 4/12 roof pitch and be less than 25% of the total roof area. Roofing material will consist of standing seam metal with a finish of matte black or dark grey and a roof reflectivity of less than 25% which is what the ARC has requested. The committee was agreeable with the location of home and roof pitches and will revisit the driveway access point coming in from side of building envelope. The committee also requested the design team to review their design and see if there are any other alternatives for the home to be able to have a driveway entering in from front location instead of the side. This home has a total of two variances the design team is asking for.

Verduzco site review. 480 Pinion point. This site review was for a proposed new driveway to be built up to the front doors for the owners as they are older, and stairs are not the best method for entering their home. Plans were presented and the site was walked and discussed locations for turnarounds and parking areas. There is one parking location down near entry point of driveway that committee advised that it not be a parking area, owner pointed out that it would be labeled as snow storage and if during gatherings at the home it may become a temporary parking location. The committee was all in agreement for the proposed driveway and asked for owner and design team to finalize the plans so a final approval may be granted.

151 Monarch Drive site review. This is a new home project. Plans were presented by design team quick review of these determined that there were several issues that needed to be addressed, driveway is entering into the lot at wrong location, home is severally exceeding the 24' height limit, and that the home designed really doesn't keep in mind the DRG's and the site was going to be elevated

approximately 18-22' for the home to be built upon it. At this point the committee feels design team needs to rework their design and revise with a new presentation to us at a later date.

3499 Elk Springs Drive Glauber residence. Site review for new build. Will opened up the meeting introducing owner Peter Glauber and contractor Bob Schneider RCS construction. Will discussed how Mr. Schneider is a client of his in the real estate business of his as he is selling his home located at 1965 ESD. Will discussed that this site review does not have any conflicts of interest as there is no monetary gain by him on this site. Will also discussed that he has been working with Mr. Glauber since January of 2023 for the design of the home Mr. Glauber is wanting to build. This relationship is the same as any other home to be designed and then built within Elk Springs as he is the point person early on and guides several owners and design teams through the process of the DRG's. Will is only being compensated through the construction admin fees assessed to the owner on this project. The plans were reviewed, and this home is a sips panel along with timber frame construction. Home shows a detached garage which is not visible from offsite, committee has asked for the structures to be connected showing a foundation wall along with roof connecting the 2 structures. The garage will have a roof pitch of 4/12 and be behind the home not visible from off property and the home will have 2 roof pitches at 1.5/12 and the main structure will consist of a 3/12 roof pitch. None of the roofs are visible from offsite. Home is designed to absorb the most solar gain during the year. There were a few comments on adjusting some driveway entry points and turn around points in driveway. This building has a strange corner taken out as we have seen before, and the owner is adjusting items for this. The committee was all in agreement for this design and approved design team and contractor to proceed with final drawings.

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

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Old Business: Kelley Project final review and approved by all. 2 variances roof exceeds 24' limit by 6" for 3' of horizontal run, and driveway enters from side of building envelope.

Jelks/hernandez project final review and approved by all. 2 variances porch roofs are less than 4/12 roof pitch and driveway enters in from side of building envelope.

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New starts: Cuc Valenz 38 Aster is ready to start construction.

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New business. None discussed

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Next meeting is scheduled for. September 21, 2023.

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