

Elk Springs ARC Meeting Notes

Date May 21, 2026

ARC Attendance Will, Rob, Julie

Homeowner Attendance see specifics below for attendance of each site

Board Attendance none

Start Time 1 pm

Stop Time 4 pm

Topics for discussion as listed out on the agenda below.

1 pm Site review for project Walsh 82 Vista drive New construction. Owners' son in law was present Michael Vargas who is also a resident in Elk Springs. Contractor Boss Hog Barndominiums representative Mark Wortley. Contractor presented the plans to the committee. ARC lead pointed out that several documents were missing for this meeting. Exhibit A, Topo survey along with many others making it difficult to review the home. Plans were looked through and several items of concern came up and it was determined for contractor to reschedule the site review when documents are correct.

2 pm site review for project Smollen 2885 Elk Springs Drive new construction. Owners/builders Krzysztof and Rafal. Architect Jeff Johnson. Neighbors Ford and Babiarz were present. Plans were reviewed and site was walked. Design shows many roof areas having a 2.5/12 pitch. The way the home has been designed to fit the lot works very well. ARC asked for some more clarification and a possible video of the exterior of the home to get better clarification of these roof lines. ARC agrees that the home is very nicely designed. Homeowners present also agreed that the home will fit in very well. ARC voted to review more information for the roofs before giving exhibit a approval. This will be done through emails and voted on at the next meeting.

3pm site review for project Cashin 2605 Elk Springs Drive. Architect team was onsite to present plan revisions for this project Scott and Evan. Contractor Premier was present along with homeowner Mrs. Cashin. This was the second site review for this home. ARC asked for story poles to be placed to get a better feel for the home on the site. This home has many roofs with a pitch of less than the 4/12 in the DRG's. Plans were reviewed and many ideas were presented in order to help the roof lines blend better with the home. At this time plans were approved as long as the following suggestions were incorporated into the roofs. Garage needs to be a split roof line to break it up a bit and the roof over master bedroom should be lowered to a 2/12. Home is not even seen from Elk Springs Drive. Consideration was discussed about views of the home from Grosbeak and Kingbird. ARC feels the home will be sitting below the tree line and will not even be seen.

New business - None at this time

Old Business- 52 Grosbeak has been notified of the violation of covenants and DRG's. This will be a 70 day process of notifications to the owner with their right to cure this violation during this time. If at the end of this timeframe this has not been resolved by the owner it will be going back to the board of

directors for a vote of legal action steps to be taken next. We anticipate legal steps to be taken and decided upon at the August board of directors meeting.

Next meeting date June 18th

Meeting Adjourned 4 pm
