

Elk Springs ARC Meeting Notes

Date October 26, 2023

ARC Attendance Will, Rob, Jason

Homeowner Attendance

Board Attendance Greg Minion

Start Time 3 pm

Stop Time 5:30 pm

Topics for discussion; Site review for Torgler residence filing 9 lot 51 71 Vista Place. Architects and contractor present from Domoplex along with architect Kurt from Dallakoti project next door representing owner in review. The home consists of 2 story structure with walk out basement fir mitigation has been completed and it was staked out on the lot. The driveway is entering building envelope from the side of and this will need to have a variance request which has been submitted. This variance has been shared with the neighbor to the north for their thoughts. As the committee reviewed it and the elevation changes on this there seems to be no impact to the neighbor for this. The committee was in agreement that the home fits well and may proceed once neighbor signs off on the variance.

Project update for Wells located at 2415 Elk Springs Drive. The committee visited the site to get an update from owner. Persons present from homeowners' side of things, Sandra Wells owner, Brian and Ole Westerlind contractor, Jonathan Alpine bank loan officer, Jamie owners rep, Ignacio Landscaper. The owner gave us the update that the new contractor is on board and working to get the project back on track with a six-month completion window which should be about end of April 2024 completion. Will pointed out that the project is over its 2-year deadline and currently the fines are set at \$100 per day until it is finished up. It was also pointed out that there is to be no parking for contractors on the street and that the portapottie needs to be moved closer to the home. The contractor asked for all fines to be waived as the previous contractor/developer is now gone and the owner needs to focus on completion and not worry about the fines adding up. This project will possibly be placed into the boards control, and they may need to determine fines moving forward.

Site review 151 Monarch Road. Committee met with the architects for this project and walked the site, several challenges have been pointed out from the committee on this project, home is basically a one-story home trying to fit on a sloping lot with a walk out basement, home is very long having a four car garage. Home doesn't fit within elk springs it doesn't have any roof over hangs of eaves, all of the roofs seem to flow directly down walls. The driveway incorporates 2 switchbacks in a very small space and will make construction a large challenge with keeping trees in their place. Home was denied by the committee, and they need to go back to the drawing board.

Current projects:

Old Business: Scheig home located at 1515 Elk Springs Drive was discussed as architects have revised the driveway entrance and garage placement of the home. There will be 1 variance request for this home being 3 roofs less than the 4/12 pitch. This home will have 4 garage doors facing Elk Springs Drive, but the committee feels that with the elevation change on this and with properly placed landscaping these doors will have minimum visual impact from the street. The committee approved the revised drawings.

New starts: Nothing at the moment

New business. None discussed.

Next meeting is scheduled for. November 9, 2023.
