

## Elk Springs ARC Meeting Notes

Date April 2, 2026

ARC Attendance Will, Rob, Julie

Homeowner Attendance   

Board Attendance   

Start Time 1 pm

Stop Time 3:30 pm

Topics for discussion as listed out on the agenda below.

Ahlstrom Project 2247 Elk Springs Drive. Owner, Debra and Loren along with their architect Kristi and Brandon was present at meeting with the plans for the residence. Plans were presented, the home has several roof areas which are less than the 4/12 roof pitch. This was discouraged by the committee. Garage roof seems to be a very large almost flat roof area and needs more designed texture implemented into it, this will be very visual from ESD. The main living portion of home has several long ridge lines and will need to be revised so as to fit the site better. There is a 10' elevation change from one corner of this home to the other, and the home is a one story with a small walk out basement in one corner of it. The layout of the home within the building envelope fits directly from one side of the BE to the other side, home lands very close to the BE lines and does not give much room for construction of the home and maintain the disturbance area within the BE. Committee discouraged against this and asked for the home to be better contained within the BE so as not to disturb outside of the BE. Materials were reviewed and seemed to be acceptable at this review. Committee did not give any approval of the home at this review as there are several items needing to be corrected and the plans need to be looked over again on a site visit at another ARC meeting.

New business - None at this time

Old Business- The home which was built at 52 Grosbeak was brought to the committee attention in February with the following questions.

1. Does the home meet the height requirements as required by the DRG's?
2. The three dormers on the east side of garage roof look fake and was there supposed to be windows installed in these locations?
3. There are several dead evergreen trees on this site that need to be replaced and the site looks bad?

The ARC lead has investigated into the concerns from the HOA members. The ARC reviewed the documentation which was provided by contractor for height verification. The document provided by the surveyor shows that there is a section of the ridgeline in the garage roof that exceeds the 24' limit, this line is 17.7' long and is anywhere from 0"-6" above the 24' height limit along the southern most ridge line. During the review of the survey, it also came to our attention that the finished elevation of the garage ridgeline is 6986.2', the approved plans for this home show that the ridge elevation should have

been 6982.16, which is a 4' elevation difference. The ARC has asked for an independent surveyor to review this measurement so as to have more than one viewpoint of this. Once this new info is provided the ARC will revisit this topic at another regular scheduled meeting to discuss further.

Topic 2 was reviewed with photos provided and it is apparent that the approved plans for this build show windows were supposed to be installed into the 3 dormers on the roof. This is a very noticeable mistake by the contractor and contractor will need to properly repair this and install the windows to be compliant with the approved plans.

A site review by the ARC lead has confirmed that there are 12 dead or damaged evergreen trees on this site and they will need to be replaced in order to stay compliant. The ARC lead will follow up with contractor on items 2 and 3 and ask him to make the suggested repairs and or replacements. The height verification documents will be reviewed at our next regularly scheduled meeting once the proper documents are reviewed.

Next meeting date April 16

Meeting Adjourned 3:30 pm

---