

Elk Springs ARC Meeting Notes

Date _February 16, 2023_____

ARC Attendance __Will, Rob, Travis, Joyce, Paul_____

Homeowner Attendance __

Board Attendance __ Gregg Minion_____

Start Time __2 pm_____

Stop Time __3:45 pm_____

Topics for discussion; Site Review for 2727 Elk Springs Drive Tzan...project. Adam Link Architect was present for discussion. Home was placed according to the site, home has a very great feel to it as it is a single story fitting to the square foot allowance. This home has a lot of visual as it is located on the corner of Elk Springs Drive and Juniper. ARC asked for some berming to be created so as to help screen the home from the streets and help headlights into the home. Preliminary approval was given as committee liked the home. They will now continue with final plans for final architectural approval next month.

Current project: Meeting was moved to the Kauffman home for discussion. Will went through discussion of all projects with status of construction and where they stand in the process. There are 11 projects which have been completed last fall with owners residing in them. There are 3 of these projects which are in violation of exterior colors to be resolved in the spring. Merriman, Click, Vanderzanden, These homes have colors which do not meet the DRG's or the colors which were submitted at plan review phase. Will is working with each one of them to resolve this. There are 4 other projects which will become owner occupied within the next couple of months, Nautilley, Goodstein, Beaton, and Willcut. Which leaves 15 others in heavy construction work happening. ARC has 7 projects in review phase. I believe these will start in May or June of this year. One project in for review has a pool on it and it exceeds the limits of size allowed as per DRG's ARC voted unanimously to reject the project until the plans are returned not showing the pool. There are currently 7 projects in the pipeline at early sketch review phase.

New starts: No discussion as road restrictions are in place.

New business. ARC discussed voting members position on the committee. It was brought up from a homeowner at a past meeting that Will and Rob are consultants and shouldn't be voting members. ARC discussed this process and when the DRG's were rewritten winter of 21-22 the wording was implemented so that consultants could have a vote. History has proven that making a commitment for quorum has been difficult in the past and several meetings there are schedules built for many parties

involved and nothing worse than day of site review the scheduled meeting onsite needs to be rescheduled. Committee feels this process should remain in place as it currently is worded. Will was going to discuss with the board as if it is currently proper as per the covenants. More discussion will be had at the March 16th meeting on this topic.

Roadside story boards were discussed and pictures in place at meeting. Will voiced the concerns over story boards history and there being so many questions from community as to colors and materials that were being placed on a home. Also contractors and or homeowners always ask for the storyboard back during construction and then sometimes they get misplaced by owner and when final review process happens things don't match. This process will clear up the questions and have a much more detailed process for all builds. Committee is in agreement to present to the board for their input of this at their next meeting.

Next meeting is scheduled for. March 16th
