

ARC Report for January 18 2021 to April 10, 2021

February 2021

No meetings were held

Other business ARC lead was doing

75 Monarch site visits during excavation, elec line routes

RR3 Site visit

March 2021

March 4 ARC meeting

Krill 2026 Elk Springs Drive for satellite locations Will attended and set the locations as being on the northern ridge or on the ground level behind the garage. Not allowed to place it on the street side of the home.

Tomaswick 92 Crescent Place Present ARC Will, Rob, Paul Present for Contractor Chance Soldoff Architect David Brown. Site was reviewed as it was marked out all plans were present and reviewed with architect/ contractor. Only concern was driveway and parking area which was out of the building envelope, discussed as to the location and recommendations for its approval helps the grading and the site for disturbance. This variance will be approved at the final plan review. This build also had a concern from the neighbor as to the access is across the neighbors driveway through an easement. David Rosenfeld brought up the concerns to the ARC. ARC has responded with the easement was created for access to this building site as there is no other access except through large forested area with a drainage. There will be 2 variances approved on this residence, one being a section of the home roof will be a 2/12 and one ridge line will exceed 24' by 8" with a run of 12'. Home has been approved and ARC is waiting for the final plans to give it construction approval.

Brown 2685 Elk Springs Drive Present ARC, Will, Rob, Paul. Present for contractor Chance Soldoff, Architect and owner David Brown. This home is being submitted as a very low profile single level residence with a roof pitch of 1.5/12, lots of fire resistant exterior materials. The ARC visited the site and reviewed the plans, a model was also presented for review. The ARC opinion of the home was that there are several variances being asked for and we would need to review this extra careful and be sure all regulations are being followed. At this time the ARC can not approve the design of the home.

Click/Chiappe 47 Woodruff Road Present ARC Will, Rob, Paul Present Architect Jordan Borkovec Owner Don Click. Site review stakes marked with flagging between plans were reviewed along with the layout on the ground. House looks good. 2 points were brought up to have eaves extended around the garage and that all car parking and driveway turn around are to be contained within the building envelope. The architect will revise the drawings and resubmit for final approval.

March 18 ARC meeting

Beaton RR1 Lot Present for ARC Will, Paul, Rob, Jason Adams new volunteer for committee. Architect Andi Korber Owner Glenn Beaton. This home is being built on 47 acres with a half mile long driveway. Site has been staked out with a great presentation for placement within the building envelope home is very well designed and will not be seen from off premises. Variance was asked for to have part of the driveway exceeding out of the building envelope. Variance has been granted. Preliminary approval of the home is approved and now drawings are being finalized.

Boogie 160 Woodruff Road Present ARC Will, Paul, Jason Adams. Architect Rob Claussen Contractor Slawek Wojciuch. This home is a resubmission from plans drawn back in 2009 in which the home was never built. ARC likes the concept, nothing to mention as all of the drawings are in line with DRG's. Site was staked out and flagged for our approval. Preliminary plans and site review have been approved now the final drawings are being done.

Goodstein RR3 Lot Present for ARC Will, Paul, Rob, Jason Adams. Contractor Bruce Barth. This is one of the 35 acre parcels located at the end of Juniper Drive. This home will have 2 possible variances which the ARC will be approving. A majority of the roof will be 2/12 roof pitch along with a small partial of the roof line will exceed the 24' height limit. The home is not visible from anywhere else off property. Very secluded and private. It will become a great home within Elk Springs that will not be visible from Elk Springs.

Review of current builds happening,

Kitselman, Eades and Mitchell are completed with CO present, just small exterior projects to complete then the ARC can give final Architectural completion status.

6 homes currently in various stages of work. Carlson, Krill, Czajcka, bracey, Marchand

10 homes under site review or final plan review Goodstein, Brown, Vander Zanden, Schultz, Schultz, Tomaswick, Boogie, Click, Beaton, Bauer. 5 of these should begin construction end of May with the other 5 beginning in June.

We have 3 others scheduled for site reviews on our regular scheduled meetings on April 15<sup>th</sup> and then again on May 6<sup>th</sup>, we have 3 more if they are ready by then.

Filing 9 lots have been put on the market as of March 30<sup>th</sup> 33 total with 8 of them under contract the first day. I have been approached by 4 of these with possible submittals for beginning construction in August of this year.

The ARC approved the real estate marketing sign for filing 9 and its approved location at the March 18<sup>th</sup> meeting. The ARC has also approved the gates being moved from the entry of Filing 9 and being placed at the lower loop of Elk Springs drive and also just past Vista drive as per developer request. This condition is only approved per the board approving it first.