

## Elk Springs ARC Meeting Notes

Date \_August 20, 2026\_\_\_\_\_

ARC Attendance\_\_ Will, Rob, Julie, jason\_\_\_\_\_

Homeowner Attendance \_David Spink and Jing Jang entire meeting other specifics below for attendance of each site

Board Attendance\_\_\_none

Start Time\_\_1 pm\_\_\_\_\_

Stop Time\_\_ 3 pm\_\_\_\_\_

Topics for discussion as listed out on the agenda below.

1 pm Site review for 271 Cedar Cove DRG violations.

Outside site lighting around the property.

All lights outside in rocks, on trees is in violation and needs to be removed immediately. There seems to be some up lights still in the rocks and 2 trees left side of driveway has some flood motion censored lights that need to be removed.

Camp trailer RV in the driveway.

ARC committee feels that a cover for this trailer that would match the house color could very possibly solve this problem. I showed them a picture of what you presented, and the committee feels that color is too light and will not screen the rv as per our documents say. You would also want a cover which can cover the rack on the trailer also.

Trampoline and other climbing courses to the right of garage and home.

These will all need to follow the guidelines and need to be placed in an area approved by the ARC and follow the guidelines. The current location is not in an approved area, nor can the ARC committee approve this location. You have suggested that maybe there is an area on the back of the home where these could be placed. We walked up there and feel it is very steep but may work. But not up to us to determine if it would fit or be safe for the kids.

It was also brought up during our visit that all of the items in the driveway need to be placed inside the garage and out of site, some of these items consist of , hockey net, trapeze silver shiny structure with the purple cloth, bikes and such. Of course when the kids need to use them they may be in the driveway just storage of them needs to be out of site from off property.

I am still receiving messages about your dogs running loose and pooping on the neighbors' lawns or alongside of the road and not being cleaned up. During our visit we did see some remnants from the dogs along the side of the road. I'm not sure if this was from your dogs or not.

1:30 pm site review for project Dolmar development 346 Wood Nymph Lane, new construction. Contractor Bob Schneider RCS Construction. Neighbors Lewis 198 Willcut 301 and Duffy 284 Wood Nymph Lane were present. Plans were reviewed and site was walked. Design shows many roof areas and angles which helps the home has nice design. Site disturbance lines need to be reviewed as it was apparent areas need to be adjusted. Homeowners present also agreed that the home will fit in very well. ARC voted to approve exhibit A site review for this home and they can move into exhibit B final review stage.

New business - Project list was reviewed and discussed that we have had several projects in review and not sure why they haven't proceeded with construction. 2 past reviews have been approved for construction 2347 Elk Springs Drive and 2885 Elk Springs Drive should be approved within the next couple weeks. The Carbondale Fire Department has approved construction sites to be allowed to do blasting even though we are still under stage 2 fire ban. All projects are required to have a hot permit from fire department before any blasting may commence.

Old Business- 52 Grosbeak will be presenting their argument to the board of directors meeting on August 24<sup>th</sup> at a special board meeting. 56 Gossamer violations have been handed over to the legal team to review and send out the proper documentation.

Next meeting date September 3rd

Meeting Adjourned 3 pm

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