

ELK SPRINGS ARC MEETING NOTES

Date: February 5, 2026

ARC Attendance: Rob, Julie and Jason

Homeowner Attendance: 6 homeowners' from neighboring properties above Lot 30, Filing 9.

Meeting start time: 1:00 p.m.

Topics for discussion as listed on the agenda below.

Lot 30, Filing 9: Cuadros Project.

Alejandro Cuadros, the owner, and Rich Carter the architect from Vortex were present at the meeting with the plans for the project. The home was staked inside the building envelope in a fairly open area with no trees.

The plans were reviewed and comments were presented.

The home is very visible from the street and neighboring properties.

The ARC suggested several items that should be considered with the home design.

The driveway should include more curves in it and some berming to help screen the home and drive.

The disturbed area is not shown on the plans.

A 50 foot long ridgeline faces the road and should be broken up architecturally.

The majority of the roofs are 9/12 pitch. There are two or three roofs with pitches less than the required 4/12 pitch. A variance request will be submitted by the owner.

All of the siding type, color and direction are the same.

The exterior material type, direction and color should be

varied, to add more interest.

The pool/spa will meet all DRG requirements for size and location. The pool should be screened from view.

The plans and Exhibit A were reviewed, and preliminary approval was given with consideration to the ARC suggestions. The architect will make revisions and submit the plans for approval.

Old Business: The neighbors present are concerned over the garage appearance and height of the spec home for sale in Filing 9.

They also voiced concerns for interior lighting which appear very bright at night.

The ARC suggested that the neighbors bring their concerns to the Elk Springs Board of Directors.

New Business: none

Meeting adjourned at 2:15p.m.