

Elk Springs ARC Meeting Notes

Date April 30, 2026

ARC Attendance Will, Rob, Julie, Jason

Homeowner Attendance see specifics below for attendance of each site

Board Attendance

Start Time 1 pm

Stop Time 4 pm

Topics for discussion as listed out on the agenda below.

1 pm Site review for Kempel project 2347 Elk Springs drive New construction. Owner/Contractor Koby Kempel Architect Brad Jordan present to run through the plans and show home proposed to be built. Upon plan review it was brought up by ARC of some patios extending beyond the building envelope lines architect will revise these patios and get all of the structure within the building envelope. The footprint of the entire home is filling up the building envelope and ARC pointed out that there needs to be hard lines drawn on the plans and staking along with disturbance fencing rules will; be followed on this project. Contractor agreed with this and he also mentioned that excavation of the home site along with utilities will be done at the same time and that blasting will be happening on this site for the least disturbance for the neighborhood. Committee gave architect and owner preliminary approval of exhibit A, and they now may move into exhibit B of approvals.

2 pm Noncompliance issues at DTD project Garrett Residence 52 Grosbeak.

Owners present Hernandez, Merriman, Pavone, Sille/Cottrell, Babiarz, Harbus, Watson.

Contractor/Owner Ken Garrett along with his attorney Danny Sullivan. Along with full ARC committee. ARC presented the findings of the non-compliance issues in regard to:

- 12 dead trees needing to be replaced, which owner says will be completed as per requirements presented to him from the ARC in early April. This needs to be completed by June 1st, 2026
- Three windows which were never installed on the east side of the garage dormers. Owner has completed this item, and ARC agrees this is complete.
- Height noncompliance issues still remain as outstanding as discussed from prior ARC meeting held on April 2nd. At the time of this meeting the home is a spec home and is on the real estate market for sale. ARC has followed up with another surveyor to come into double check measurements. Sam Phelps with Survco was brought in to verify elevations of the ridge lines in question and his report show elevations to land at garage roof ridge of 6986.3'. This elevation is still currently showing that the home was not constructed in compliance with the approved plans for the home with a ridge height showing 6982.16'. The result of this still shows that the home was constructed 4' +/- above the approved ridge height in regard to the review of information. The ARC lead has reached out to several building entities and other contractors in the area to get the feel for how this type of error would have been dealt with. In response from

them this type of error would have been to reconstruct the home and bring it into compliance. This type of error has happened before in Elk Springs and with our proper type of systems when doing a height verification during the framing stage the contractor at the time was able to rework the roof system to be compliant. Owner Garrett was asked by ARC lead on 12/30/2024 at 12:50 pm to provide this documentation during the framing stage of this home to provide height verification, owner agreed to provide this document at the time but was never provided to the ARC. On 8/24/2025 owner asked ARC about the documents needed for height, this was clarified again at 12:25 am as to the documents needed from the surveyor. As of 10/15/2025 owner was requesting sign off from ARC and this document still had not been produced, owner said it would be issued by end on the next week. ARC did finally receive this document on 12/17/2025, in review it appeared measurements were not in compliance. Attorney Sullivan asked how the ridge heights are determined and where the paperwork is that shows how this height was to be determined. ARC response was that it is all located in the official plans that owner/contractor submitted and ARC approved in October of 2024. Contractor /Owner made a point that there was a discrepancy typo in the plans, and he never addressed it with the committee. ARC pointed out that the architect of record should have made these corrections, if any were needed and the revision should have been pointed out to ARC when these became apparent. It was also pointed out to Sullivan the DRG's, which list all processes and procedures for any types of changes that may need to happen during a project, also that height certification was asked for back in the framing stage of this project and owner declined to provide this as he wanted to combine this with the ILC for the project. ARC committee voted on this issue, and it was mutually agreed upon unanimously that the ridge over the garage will need to be lowered to become compliant with the approved plans and that elevation should be 6982'. ARC will need to determine a time frame that this must be completed by. ARC will also check in with Elk Springs Legal team about a lien or such device being placed against the property so that a title search can address this issue until it has been resolved and is in compliance with Elk Springs HOA.

3pm site review Ahlstrom project 2247 Elk Springs Drive. Architect team was onsite to present plan revisions for this project. Full ARC team was present along with homeowner Watson also present for the review.. The plans have addressed all issues which were presented at the last site review for this project. ARC gave preliminary approval of Exhibit A presentation, and they may now begin exhibit B presentation for final approval.

New business - None at this time

Old Business- None at this time

Next meeting date May 7th 1 pm

Meeting Adjourned 4 pm
