



KCPOA Architectural Review Committee

Meeting Minutes: February 8, 2022

Location: KCPOA Management Office and via Zoom Link

Call to Order: The Architectural Review Committee meeting was called to order at 1:33 pm by Barbara Rist, Chair

Quorum Established:

Barbara Rist, Chair	Present
Sandi Swinford, EB Liaison	Present
Scott Hente, Member	Present
Mark Stritzel, Member	Present

Management Team: Diane Hampson, KCPOA Community Manager, and Teresa Lamothe, KCPOA Assistant Community Manager were also in attendance.

Attending Guests:

- **Fred Van Vurst**, 3237 Viridian Point
- **3850 Hill Circle** – Ric & Ali McKown, owners; Scott Maynes, All About Home Design
- **3660 Camels View** – Michael Becker, Accent Landscapes

Approval of Minutes: The minutes from the January 25, 2022 meeting were approved as submitted. (Swinford/Hente). Motion approved.

Old Business:

1. **None**

New Business:

1. **3850 Hill Circle: New Construction Package submitted for Preliminary Review and Approval**

This new construction package was submitted on January 25, 2022. The ARC has requested revisions to the plan as follows:

Provide proposed Grading and Drainage Plan

- a. The existing lot grade falls approximately 9' from back to front. The narrow drainage swales on the sides of the lot may be inadequate for drainage during a rain event.
- b. Retaining walls are placed in the drainage easements and will impede drainage. Design by civil engineer recommended to ensure proper drainage.

Provide details for the patio wall at the front courtyard: dimensions and materials.

All items discussed. Builder indicates that retaining walls may be reduced in length and drainage will be addressed.

Next Step: Owner to submit revised grading and drainage site plans showing plat & recorded easements and adequate drainage AND details for the proposed retaining walls; for second ARC review.

2. 3660 Camels View: Landscape Remodel Package submitted for Approval

This landscape remodel package was submitted on January 26, 2022. The ARC has requested revisions to the plan as follows:

- a. Show proposed grading elevations at rear of property
- b. Add lot-specific setback lines
- c. Provide details on retaining wall dimensions
- d. Resolve differences between the submitted Landscape Plan and the Color Rendering
 - i. Material used in side yards
 - ii. Terracing shown on rear and sides
 - iii. Stone that will be used on retaining walls

All items discussed. The Landscape Architect asked that the ARC disregard the submitted rendering as it is not a representation of the final landscape plan that was submitted for approval. Other items will be addressed in a revised plan.

Next Step: Owner to submit revised grading elevations on the site plan and include details on retaining wall heights; for second ARC for review.

Other Business:

1. New ARC Member:

The Committee acknowledged Fred Van Vurst's volunteer application and nomination. A motion was made to recommend Fred Van Vurst for appointment as a voting member of the Architectural Review Committee. (Hente/Swinford). Motion passed. This recommendation will next be submitted to the Executive Board for approval.

2. Property Maintenance Notifications Accepted

- None

3. Management Office Report

Next Scheduled Meeting: February 22, 2022

Adjournment: 2:37pm