



KCPOA Architectural Review Committee

Meeting Minutes: February 22, 2022

Location: KCPOA Management Office and via Zoom Link

Call to Order: The Architectural Review Committee meeting was called to order at 1:30pm 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
- **2499 Lyons View Point** –Larry Gilland & Michelle Williams, LGA Studios & Bradley Ausmus
- **3354 Hill Circle** – Stacy Taylor, owner; Linsey Kelly and Brad Ausmus, Alliance Builders

Approval of Minutes: The minutes from the February 8, 2022 meeting were approved as submitted. (Hente/Stritzel). Motion approved.

Old Business:

1. 2499 Lyons View Point: New Construction Package - Revised Plans submitted for Preliminary Review and Approval

Revised construction and landscape plans submitted on February 10, 2022 in compliance with ARC request dated January 20, 2022.

- a. The applicant is requesting approval of artificial turf in the dog run since the dog run will be enclosed by a stucco wall.
- b. All items discussed. A motion was made to give PRELIMINARY APPROVAL for the revised drawings, site plan, and artificial turf in an enclosed dog run as designed. (Stritzel/Hente). Vote was 3-1. Motion carries.

Next Step: Owner to submit final package, with RBD stamped plans, Landscape Plans to the ARC for Final Approval. Revised Landscaping Plans to show grading, drainage information, and include details on square footage calculations of distinct types of materials being used. Reference section 9.6 of the Design Guidelines.

2. 3660 Camels View: Landscape Remodel Package – Revised Plans submitted for Review and Approval

Revised landscape plans submitted on February 8, 2022 in compliance with ARC request on February 2, 2022, by letter, and per discussion at the February 8, 2022 ARC meeting.

- a. A motion was made to give FINAL APPROVAL for the revised Landscape Remodel Package. (Hente/Swinford). Motion passed.

Next Step: Proceed with landscape remodel project.

3. 3354 Hill Circle: New Construction Package – Revised plans submitted for Preliminary Review and Approval

Revised construction plans submitted on February 10, 2022 in compliance with revisions requested at the November 23, 2021 ARC meeting. ARC email sent to owner on February 16, 2022 requesting driveway revision.

- a. A motion was made to give PRELIMINARY APPROVAL for the revised new construction package. (Hente/Stritzel). Motion passed.

Next Step: Owner to submit final package, with RBD stamped plans, Landscape Plans to the ARC for Final Approval.

4. 3719 Camelrock: Landscape Package – Revised Plans submitted for Review and Approval

Landscape plans were originally approved for this address on July 29, 2021.

Modified plans submitted on February 15, 2022 for second review and approval.

- a. Tabled. ARC review has not been completed.

New Business:

1. RR1 – Red Rock Model Review “Parika”: Submitted for Model Approval

This Model construction package submitted February 4, 2022. The ARC has completed its Model review of Red Rock Model Review “Parika.”

- a. A motion was made to give APPROVAL for this Model. (Hente/Swinford). Motion passed.

2. 4095 Reserve Point: Remodel Package – Submitted for Solar Panels Review and Approval

This complete package submitted on February 15, 2022. Received prior approval from the Greens HOA.

- a. A motion was made to give FINAL APPROVAL for Remodel Package. (Stritzel/Hente). Motion passed.

Next Step: Management office to notify owner and the Greens HOA of ARC approval.

Other Business:

1. Ratification of unanimous consent for actions taken by the ARC between formal meetings:

a. 3306 Hill Circle – New construction: Final Approval

Owner notified to cease construction of February 8, 2022 because the FINAL package had not been submitted for ARC review and approval. RBD stamped plans and physical sample board submitted on February 9, 2022. The ARC conducted its review of the materials electronically over the course of February 9th and 10th.

- b. The motion was made and duly approved by unanimous consent to grant FINAL APPROVAL to the project. Owners and builders notified in writing that construction could resume immediately. Letter to file.
- c. A motion was made to ratify this action. (Hente/Stritzel). Motion passed.

2. 3844 Camelrock View – Change Request for New Construction Project

The ARC has completed its review of a Change Request for the following changes in design to the previously approved project.

- a. Change in location of exterior materials, stucco, stone, and siding. Owner verified that approved exterior materials have not changed, only their placement on the residential structure.
- b. A motion was made to give APPROVAL for the Change Request. (Stritzel/Hente). Motion passed.

3. Property Maintenance Notifications Accepted

- a. **3836 Glen Vista Point – Property Maintenance** – Replace section of metal roof that came apart in the wind storm. Replacing with same metal roof color and style.

Next Step: Management office to notify owner they may proceed.

4. Management Office Report

- a. Various Courtesy Notices were issued following recent site inspections.
- b. Manager to issue reminder letter to 3479 Signature Golf Point to submit Remodel Package to the ARC for review and approval.

Next Scheduled Meeting: March 8, 2022

Adjournment: 2:02pm