



ARCHITECTURAL REVIEW COMMITTEE MEETING **April 12, 2022**

MINUTES

CALL TO ORDER – The Architectural Review Committee meeting was called to order at 1:31 PM by Chairman Barbara Rist.

Establish Quorum – With the presence of all ARC Members, quorum was established:

Chair	Barbara Rist	Present
Board Liaison	Sandi Swinford	Present
Committee Member	Scott Hente	Present
Committee Member	Mark Stritzel	Present
Committee Member	Fred Van Vurst	Present

Representing RowCal were Diane Hampson, KCPOA Community Manager, Sheridan Rohde, KCPOA Assistant Community Manager.

Introduction of guests –

- **3247 Viridian Point** - Kent Lersch, and Scott & Susan Bomberg
- **3818 Glen Vista Point** - Jeremy Elliot
- **3605 Camel Grove** - Hans Hisgen

Review & approve the minutes of March 22, 2022

The Committee approved the minutes of March 22, 2022. (Hente/Swinford). Motion carried.

Old Business

1. 3818 Glen Vista Point- New Construction Package submitted for FINAL Approval:

- Additional information on the rear retaining wall design and materials was requested. That detail was received on March 22, 2022, but it did not address the surface materials for the rear, west-facing side of the wall. A second request for verification (that the wall would be surfaced, at a minimum, with stucco matching the residence) was sent to the owner and a response came back seeking permission to “texture paint” the rear side only. Upon review, that request was denied, and a notification letter sent. This package is now Pending receipt of the following: Confirmation of surface material that will be used on the west-facing side of the rear retaining wall; physical sample board. At today’s meeting:

Jeremy Elliot brought in a physical sample board for the committee to review—Committee noted it conforms with Design Guidelines.

Elliot confirmed that the owner will stucco the west side of the rear retaining wall.

Action: Motion was made to grant FINAL approval to this New Construction Package (Swinford/Hente). Motion carried.

Next steps: Owner to submit building permit to the management office prior to commencing construction. Owner to submit Final Landscape Plans, for review and approval, per the KCPOA Design Guidelines, Section 9.3.

2. **3247 Viridian Point: Variance Requests for New Construction Package submitted for Approval:**

- 2 variances were requested with the Preliminary Design package
 - a) Side load garage
 - b) Rear deck staircase
- The Variance Requests were posted on site and electronically. The posting period and notification requirements have now been met. Neighbors responded with concerns about the side load garage. The ARC further reviewed the issue and found it to be approvable by the committee and in compliance with Appendix B covenants.

Action: Motion made and duly approved to grant Approval to both variance requests (Swinford/Stritzel). Note: Committee members Hente and Van Vurst abstained from discussions and voting due to their proximity, as neighbors, to the affected property.

3. **3247 Viridian Point: New Construction Package submitted for PRELIMINARY Approval:**

- Preliminary approval on hold pending resolution on the two variance requests. With Variance requests approved, the process can proceed.

Action: Motion made and duly approved to grant PRELIMINARY Approval to this New Construction package (Swinford/Stritzel.) Motion carried. Van Vurst and Hente abstained from discussions and voting due to their proximity, as neighbors, to the affected property.

Next Steps: Owner to submit Regional Building Department plans and physical color board to the ARC for review and final approval.

New Business

1. **1274 Almagre Heights: Construction Package submitted for FINAL Approval:**

- This is the first building inside of Red Rocks (RR1), submitted March 31, 2022. This building will be used as a Featured Home for the subdivision. At completion of development in Red Rocks, it will be converted back to a residential home for sale.

The ARC noted the following:

- a) Exposed foundations must be properly surfaced, per 6.7 of the Design Guidelines.
- b) Window wells cannot be corrugated metal, per 6.6 of the Design Guidelines.
- c) Driveway contour design, from street width to full width at garage doors, would benefit from a curved transition.

Action: A motion was made and duly approved to grant FINAL approval for this New Construction project; with a unique notation that vertical construction may not

begin until additional written authorization from the ARC has been received (Hente/Van Vurst).

Next Steps: Developer to begin site preparation and foundation work. ARC to notify Developer of approval for vertical construction.

2. 3605 Camel Grove: Landscape Remodel Package submitted for FINAL Approval:

- Owner's plans include replacing a tree which was damaged in the December 2021 windstorm with three new trees; the removal and replacement of sod with additional mulch, gravel, rock, plants and artificial turf – in the front and side yards.
- Owner advised, prior to this meeting, that artificial turf is prohibited under the current Design Guidelines. The owner must revise this portion of the submitted Landscape Remodel package for further consideration.
- The owner attended this meeting and spoke on his willingness to revise the plans, excluding the request the artificial turf. The submitted drawings were altered and signed by the owner to reflect this change.

Action: The motion was made and duly approved to grant FINAL approval to this project (Swinford/Hente).

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

1. 3905 Hill Circle – Remodel Package submitted for Preliminary Approval:

The complete Preliminary Remodel package was submitted on 3/24/22: Room addition. The Following committee review on 3/27/22-3/28/22, a motion was made and seconded to grant PRELIMINARY APPROVAL to the project (motions and voting via electronic communications) (Hente/Rist) Motion carried. Owners notified in writing. Letter to file.

2. 5100 Lyda Lane – Landscape Remodel submitted for Final Approval:

The Landscape Remodel Package was submitted on 3/28/22: Minor landscape changes. Following committee review on 3/30/22, and 4/1/22 the motion was made and duly approved to grant FINAL APPROVAL to the project. (Motions and voting via electronic communications) (Hente/Rist) Motion carried. Owners notified in writing. Letter to file.

3. 3680 Hill Circle – Landscape Remodel submitted for Final Approval:

The Landscape Remodel Package was submitted on 3/29/22: Minor landscape changes. Following committee review on 3/30/22, the motion was made and seconded to grant FINAL APPROVAL to the project (motions and voting via electronic communications) (Hente/Rist) Motion carried. Owners notified in writing. Letter to file.

Action: Motion made and duly approved to ratify all above actions (Hente/Rist)

Other Business:

Property Maintenance Notifications Accepted:

- 1975 Sunnybrook Circle – roof/trim/fence
- 3935 Elisa Court – Landscape touch-up

The next Architectural Review Committee Meeting is Tuesday, April 26, 2022, at 1:30 PM in person and via Zoom.

Adjournment: The meeting adjourned at 2:53 PM.