



KCPOA Architectural Review Committee
Meeting Agenda

Zoom:

<https://us02web.zoom.us/j/83024519723?pwd=bThHaU9PMjRkYTNTQW00aXpVTWxvZz09>

Date: April 12, 2022

Location: KCPOA Management Office and via Zoom link

Committee Members: Barbara Rist, Chairman; Sandi Swinford, EB Liaison; Scott Hente, Member; Mark Stritzel, Member; Fred Van Vurst, Member

Management Team: Diane Hampson, KCPOA Community Manager; Sheridan Rohde, Assistant Community Manager

Call to Order:

Quorum:

Guests: 3247 Viridian Point – Scott Bomberg, Kent Lersch
3818 Glen Vista Point – John Frank

Approval of Minutes: ARC meeting minutes for March 22, 2022

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.

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

Pending Preliminary approval due to 2 variances that were requested as part of the Preliminary design package – a side-load garage and a rear deck staircase. On March 8, 2022 the ARC granted approval to post these variances based on the Appendix B

guidelines for this lot. The posting period and notification requirements have now been met.

New Business:

1. RR1 – 1274 Almagre Heights: Construction Package submitted for FINAL Approval:

The complete construction package for the first build in Red Rocks was submitted on March 31, 2022. The ARC completed the package review and notes the following:

- a. Exposed foundations must be properly surfaced, per section 6.8 of the Design Guidelines
- b. Window wells may not be corrugated metal
- c. Driveway contour design, from street width to full width, would benefit from a curved transition.

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

Documentation submitted and reviewed for this Landscape Remodel project. A portion of the project included a request for approval to install artificial turf at the front and side yard locations. This is prohibited per current Design Guidelines. A letter was sent to the owners requesting they resubmit the package without the artificial turf request. Letter to file. This package is now Pending receipt of revised plans.

Other Business:

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

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

The complete preliminary remodel package was submitted on March 24, 2022. Following committee review and on March 27-28, 2022, the motion was made and duly approved to grant PRELIMINARY APPROVAL to the project (motions and voting via electronic communications). Owners notified in writing. Letter to file.

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

The Landscape Remodel package was submitted on March 28, 2022. Following committee review and on March 30 and April 1, 2022, the motion was made and duly approved to grant FINAL APPROVAL to the project (motions and voting via electronic communications). Owners notified in writing. Letter to file.

c. 3680 Hill Circle - Landscape Remodel submitted for Final Approval:

The Landscape Remodel package was submitted on March 29, 2022. Following committee review and on March 30, 2022, the motion was made and duly approved to grant FINAL APPROVAL to the project (motions and voting via electronic communications). Owners notified in writing. Letter to file.

2. Property Maintenance Notifications Accepted

- a. 1975 Sunnybrook Circle – roof/trim**
- b. 3935 Elisa Court – Landscape touch-up**

3. Management Office Report

Next Scheduled Meeting:

Adjournment: