



# KCPOA Architectural Review Committee

Meeting Minutes: January 25, 2022

Approved February 8, 2022

**Location:** KCPOA Management Office and via Zoom Link

**Call to Order:** The Architectural Review Committee meeting was called to order at 1:32 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:**

- **3440 Hill Circle** – Josh & Laura Kloth, owners, Elizabeth LaDuke & Mark Tremmel, TDG Architecture
- **3685 Hill Circle** -Dave & Peggy Lee, owners

**Approval of Minutes:** The minutes from the January 11, 2022 meeting were approved as submitted. (Hente/Stritzel). Motion approved.

## **Old Business:**

1. **3685 Hill Circle: Second Notice New Construction Package Not Received Final RBD Plans for Review and Approval**

The ARC postponed this review during the open meeting.

## **New Business:**

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

The owners requested to be removed from the agenda at this time.

2. **3440 Hill Circle: Remodel Package Re-submitted for Preliminary Approval**

This Re-submittal of Preliminary package submitted on January 12, 2022. Package includes structural additions to the existing residence and landscape modifications. ARC reviewed and requested the following information:

- The calculation, using lot width, to verify south side setback is not less than 10% of the average lot width. *Architect stated the width is 118.5' and will include this information on the final plan*
- Driveway width at street, material, and color. *Same material, asphalt and same dimensions and footprint*
- Verification of existing exterior materials that are changing to new materials. *Replacing shingle siding with Cementous board and batten*
- New placement for 3 Ponderosa Pines (new landscape material) that are too close to the lot property line. *Mislabeled – these are existing trees*

A motion was made to give Preliminary Approval to the revised Remodel Package. Subject to receipt of Impact fee. (Swinford/Hente). Motion passed.

Next Step: Owner to provide the width dimensions of the lot so the ARC can determine the left (south) side setback and calculations and show the width of the driveway at the streets and specify the existing material for the driveway in an email to the management company to expedite information back to the ARC. Owner to submit final package, with RBD stamped plans, Landscape Plans, and Impact fee, to the ARC for Final Approval.

**3. RR1 – Red Rocks: Lot Signage Submitted for Approval**

Rendering of proposed lot signage submitted to the ARC for review and approval. Signage conforms with Design Guidelines and RR1 Development Agreement.

A motion was made to give Final Approval to the proposed lot signage, Option 3 as previously submitted. (Swinford/Hente). Motion carries.

Next Step: Management Office to send written notification of same to Developer.

**4. 3685 Hill Circle (in closed session with owners)**

The owners asked to discuss the issue of building materials stored on their lot. They are in legal dispute with the builder, Galiant Homes, who dropped off the materials without Final Approval by the ARC or the Lees. The owners have requested Galiant Homes to remove the materials but the builder has refused. The owners have a mediation scheduled for March 15<sup>th</sup> and are requesting that the POA postpone further enforcement action until then. The Lees will inform the ARC of the mediation results.

Action: Diane will email the Chair of the Covenant Committee, to inform and present the ARCs recommendation: that we wait for the results of the mediation session before taking punitive action, pertaining to this project and rules violation.

**Other Business:**

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

**RR1- Red Rocks: Color Palettes**

On January 15, 2022, the ARC visited the Toll Brothers Design showroom to review the proposed color palette options for all homes constructed in this development. Color palettes presented included paint, stucco, stone, and rock options. The ARC approved the presented color palettes for use in RR1- Red Rocks.

A motion was made to ratify this action (Stritzel/Swinford). Scott Hente abstained because he was absent from the meeting. Vote was 3 approved – 1 abstained. Motion carries.

Next Step: Toll Brothers to be notified, in writing, of stated approval. Toll Brothers will supply a Sample Book with all exterior elements and options pictured and identified to the Management company.

**2. Property Maintenance Notifications Accepted**

- None

**3. Management Office Report**

**Next Scheduled Meeting:** February 8, 2022

**Adjournment:** 2:30pm