



KCPOA Architectural Review Committee

Meeting Agenda

Join Zoom Meeting

<https://us02web.zoom.us/j/81658775292?pwd=SE5oejhmYnZmNEEx5cWZRZGs3UIVsQT09>

Meeting ID: 816 5877 5292

Passcode: 134408

Date & Time: July 26, 2022 at 2:00pm MT

Location: KCPOA Management Office and via Zoom link

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

Management Team: Diane Hampson, KCPOA Community Manager; Allie Johnson, Assistant Community Manager

Call to Order:

Quorum:

Guests:

Approval of Minutes: ARC meeting minutes for July 12, 2022

Old Business:

1. 3306 Hill Circle – New Construction/TOF Certification

The builder on this project reported that the foundation height correction (cut-down) was completed as July 18, 2022. Requested permission to restart general construction at this address.

- a) 2 ARC site visits, last on July 18, 2022, found that the project had not been completed.
- b) B. Rist and F. Van Vurst met with the builder, on site, to discuss the project requirements.
- c) The work that remains to be completed was documented and the owner was notified. Letter in file.
- d) This project will remain on hold until the foundation height violation has been corrected.

2. 3844 Camel Rock View – New Construction Landscape Plan Requested

The new construction project at this address is nearing completion. The ARC requested a new Final Landscape Plan for review and approval. Owners notified in writing on July 6, 2022. No response to initial letter. Second request to be sent.

New Business:

Ratification of Consent for Actions taken by the ARC between Formal Meetings:

1. 3440 Signature Golf Point – Landscape Remodel Package submitted for Final Approval

The complete Landscape Remodel package was submitted to the ARC on July 13, 2022. The project consists of the removal and replacement of shrubs, ornamental grasses, and perennials in the front and rear yards. A rock drainage swale is also being added at the rear side of the property. Following committee review, on July 15 and 20, 2022 the motion was made and duly approved to grant FINAL APPROVAL to this project (Swinford/Van Vurst). Owners notified in writing. Letter to file.

2. 3730 Camel Grove – New Construction Change Request submitted for Final Approval

The revised Floorplan, Site Plan and Landscape Plan were received on July 15, 2022. A single change was submitted; moving a window well from the side of the residence to the back, still within the same room and without setback encroachment. This change had no effect of the previous Final approvals. Following committee review, on July 16 and 20, 2022 the motion was made and duly approved to grant APPROVAL to the Change Request (Swinford/Van Vurst). Owners notified in writing. Letter to file.

3. 2553 Lyons View Point – Revised New Construction Landscape Plan submitted for Final Approval

The revised Landscape Plan was submitted on July 14, 2022. Following committee review on July 19 and 20, 2022 the motion was made and duly approved to grant FINAL APPROVAL to this project (Swinford/Rist). Owners notified in writing. Letter to file.

4. 4135 Reserve Point – The Greens, New Construction Design Package submitted for Preliminary Approval

The complete Preliminary package was submitted to the ARC on July 12, 2022. Package included the Approval letter issued by the Greens for this new construction. Following committee review, on July 12 and 13, 2022 the motion was made and duly approved to grant PRELIMINARY APPROVAL to this project (Swinford/Rist). Owners notified in writing. Letter to file.

Other Business:

1. 3905 Hill Circle – Neighbor Notice regarding Project

Mr. Charles Ochs, owner of a neighboring property, sent a

written request for denial of the room addition at this address. This project currently has Preliminary Approval. Letter dated July 12, 2022 (see file).

- a) The issue presented by Mr. Ochs has been previously addressed on multiple occasions. The ARC has been unable to alleviate his objections despite in-person meetings and letters in which the rights of KPOA homeowners and the duties and obligations of the HOA, and the ARC, were discussed at length.
- b) This issue has now been turned over to the KCPOA HOA attorney, David Firmin, of Altitude Law for all further handling.

2. Property Maintenance Notifications Accepted

- a. **5100 Lyda Lane - Landscape**
- b. **3610 Camels View - Roof tiles**
- c. **3915 Star Rise - Mailbox**

3. Management Office Report

Next Scheduled Meeting: August 9, 2022

Adjourned