



KCPOA Architectural Review Committee Meeting Agenda

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

Date & Time: October 25, 2022 at 2:00pm

Location: KCPOA Management Office and via Zoom link

Committee Members: Barbara Rist, Chairman; Scott Hente, EB Liaison; Sandi Swinford, Member; Steve D'Amico, Member

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

Call to Order:

Quorum:

Guests: Stuart Furgerson, ARC member candidate

Approval of Minutes: ARC meeting, October 11, 2022

Old Business:

1. 3322 Hill Circle – New Construction Landscape Package

The second new construction Landscape Package was submitted on October 17, 2022, per ARC request. The initial review found that a detailed "Landscape Plan", as required per Section 9.0 of the Design Guidelines, was still not provided. The owner was again advised to resubmit, providing a detailed plan with all required elements. Letter to file.

2. RR4 Red Rocks – Typical and Atypical Lot Landscape Plans

Eric Isaacson submitted photographs of the 1 ½ inch Black Granite rock that is proposed for use between the homes in RR4. The committee found this acceptable and was prepared to issue Final Approval for landscaping that will be done on each lot by the developer. Approval is now on hold pending changes requested by the Colorado Springs Fire Department: moving or replacing coniferous trees that are located within 15' of any structure. Toll Brothers will submit new plans showing this revision for ARC review and Final Approval.

3. 3915 Star Rist Point – New Construction with Landscape

Owner submitted the Certificate of Occupancy and stated that the project is ready for inspection. Initial inspection found that an upper-level glass railing had not yet been installed. Discussion with the owner revealed that the glass railing shown on the approved construction plans had been eliminated and is to be replaced with a metal railing. Owner was advised to submit the new railing design and plan to the ARC for review and approval. The Final Inspection has been placed on hold until the project is fully completed.

4. **Top of Foundation Certifications – Received and Verified**
 - a. 3419 Skywatch Heights
 - b. 3451 Skywatch Heights

New Business:

1. **3323 Skywatch Heights (rr1) – New Construction**

The New Construction package was submitted on October 19, 2022.
2. **ARC Owner Survey – Proposed**

2-topic survey to gain broader owner input on the following:
Placement of Artificial Turf
Allowance of Fixed-in-Place Basketball Hoops
Results will determine if revisions to the current policies should be considered.

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

1. **2510 Hill Circle – Landscape Remodel**

The Landscape package was submitted on October 11, 2022. Following committee review, on October 12, 2022, the motion was made and duly approved to grant FINAL APPROVAL to this project (Rist/Hente). The owner was notified in writing. Letter to file.
2. **3451 Skywatch Heights (RR1) – New Construction**

The New Construction package was submitted on September 26, 2022. Following committee review, on September 27, 2022, the motion was made and duly approved to grant FINAL APPROVAL to the project (Hente/Swinford). The developer was notified in writing. Letter to file.
3. **3356 Skywatch Heights (RR1) – New Construction**

The New Construction package was submitted on October 11, 2022. Following committee review, on October 12, 2022, the motion was made and duly approved to grant FINAL APPROVAL to the project (Rist/Swinford). The developer was notified in writing. Letter to file.
4. **3324 Skywatch Heights (RR1) – New Construction**

The New Construction package was submitted on October 11, 2022. Following committee review, on October 12, 2022, the motion was made and duly approved to grant FINAL APPROVAL to the project (Rist/Swinford). The developer was notified in writing. Letter to file.
5. **3340 Skywatch Heights (RR1) – New Construction**

The New Construction package was submitted on October 11, 2022. Following committee review, on October 12, 2022, the motion was made and duly approved to grant FINAL APPROVAL to the project (Rist/Swinford). The developer was notified in writing. Letter to file.

6. 1194 Almagre Heights (RR1) – New Construction

The New Construction package was submitted on October 11, 2022. Following committee review, on October 12, 2022, the motion was made and duly approved to grant FINAL APPROVAL to the project (Swinford/Hente). The developer was notified in writing. Letter to file.

7. 3360 Hill Circle – Landscape Remodel

The owner submitted additional information on the completed Landscape Remodel project, showing the approved plans vs. completed project and the reasons for slight modifications. Following committee review, on October 18, 2022, the motion was made and duly approved to grant FINAL APPROVAL “AS INSTALLED”, to this project (Rist/Hente). The owner was notified in writing. Letter to file.

Other Business:

1. 3685 Hill Circle – Transition to New Ownership, Site Clean-up, and Next Steps

Galliant Homes is now the new owner of this property. All existing materials on the site are being removed. Galliant informs us they intend to use the existing foundation and construction plans. The ARC has advised that the review and approval process will need to start over, with complete packages submitted and all fees paid, and an ILC will be required to verify the current placement and height of the existing foundation.

2. Completed Projects - The following projects have been completed and inspected by the ARC. The files have been closed and homeowners notified to come pick up any construction or landscape plans. The notification advised the homeowners that any items left in the office after one week from the notification will be destroyed.

- a. 3660 Camels View
- b. 3875 Camels View
- c. 3905 Star Rist Point
- d. 3635 Moonrise
- e. 3660 Hill Circle
- f. 3905 Hill Circle
- g. 3915 Star Rist Point
- h. 3840 Camels View
- i. 3645 Moonrise

3. Property Maintenance Notifications Accepted

- a. 3050 Valleybrook – Exterior Lighting/Lamppost

Management Office Report:

Next Scheduled Meeting:

Adjournment