



ARCHITECTURAL REVIEW COMMITTEE MEETING October 25, 2022

MINUTES

CALL TO ORDER: The Architectural Review Committee meeting was called to order at 2:03pm by Chairman Barbara Rist.

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

Chair	Barbara Rist	Present
Board Liaison	Scott Hente	Present
Committee Member	Sandi Swinford	Present
Committee Member	Steve D'Amico	Present

Representing RowCal is Diane Hampson, Community Manager and Allie Johnson, Assistant Community Manager.

Introduction of guests: Stuart Furgerson, ARC Member candidate

Review & approve the minutes of October 11, 2022: The Committee approved the minutes of October 11, 2022 (Hente/D'Amico). Motion carried.

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 was on hold pending changes requested by the Colorado Springs Fire Department: moving or replacing coniferous shrubs that are located within 15' of any structure. Toll Brothers submitted new plans showing these revisions on October 21, 2022. Following committee review, the motion was

made and duly approved to grant FINAL APPROVAL to Lot Landscape Plans for RR4 (Swinford/D'Amico). The owner will be notified in writing.

3. 3915 Star Rise 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. A. Johnson to send follow-up letter to the owner requesting that they submit the new plan and change request as soon as possible.

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. Following committee review, the motion was made and duly approved to grant FINAL APPROVAL to the project (Swinford/Hente). The developer will be notified in writing.

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. S. D'Amico to re-write survey introduction. Survey proposal will go the executive board on October 27, 2022.

3. Neighbor Notification Process

S. Swinford will redistribute the first draft and questions pertaining to a Neighbor Notification Process. This notification process is being considered for all New Construction, Structural Remodel, and Demolition project as a means of advising neighbors of upcoming projects in their vicinity.

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

A motion was made to ratify the following projects (Hente/D'Amico). Motion carried.

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. ARC on KCPOA Website – New “Front End” to Access ARC Information

S. D’Amico distributed a draft copy of the new screens and document access resources. Draft version agreed to by all as much more user-friendly for homeowners. B. Rist and S. D’Amico will meet to fine-tune the concept and create the links to the Sept 2022 Design Guidelines.

3. 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

4. Property Maintenance Notifications Accepted

- a. 3050 Valleybrook – Exterior Lighting/Lamppost

Management Office Report:

Next Scheduled Meeting: November 8, 2022 at 2:00pm

Adjournment:

Submitted By: