



KCPOA Architectural Review Committee Meeting Agenda

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

Date & Time: January 24, 2023 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; Stuart Furgerson, Member

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

Call to Order:

Quorum: Tom Danner, ARC Candidate; Nicola Myers-Murty, ARC Candidate

Guests: Mr. Allen, Owner 3620 Camels Grove

Approval of Minutes: January 10, 2023 meeting minutes

Old Business:

1. 3620 Camels Grove – Landscape Remodel

A Landscape Remodel application package was received on September 6, 2022. The package showed large areas of sod (lawn) to be removed. No information was provided on the replacement materials. The owner was notified on September 9, 2022 that a Landscape Plan, as specified in the KCPOA Design Guidelines, is required for ARC review and approval.

2. 3685 Hill Circle – New Construction, Preliminary Review and Variance Request

A Variance Request was submitted on November 30, 2022: to allow/approve the existing foundation which is 6" above max TOF at living space. This request was denied on December 7, 2022 due to lack of supporting evidentiary documentation. On January 18, 2023, engineering reports were submitted to support the initial request. Owner, Galiant Homes, is seeking Preliminary Approval and Variance Posting.

New Business:

1970 Inwood Circle – Remodel, Fence Replacement

A New Construction application and fence diagram was submitted for a fence remodel project. The application was submitted on January 10, 2023 but not found until January 18, 2023 (the email was routed to a quarantine file in error). This project consists of removing an older, damaged fence and replacing it with a new fence that is positioned differently on the property and encloses a much larger area. The ARC has advised the owner of the following:

- a. Submit a Remodel Application
- b. Submit a Site Plan that shows the property lines, setback lines, and structure footprint

WITH the proposed new fencing location included on the plan
The ARC will consider this project when the requested information is submitted.

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

1. 3710 Camels View – New Construction Project, Preliminary Approval and Variance Request

The Revised Preliminary Plans were submitted on January 9, 2023 in response to a “Request for Changes”, by the ARC, on November 28, 2022. Committee review found that all issues had been corrected and/or addresses. Additionally, a “Request for Variance” application (previously submitted on November 15, 2022) was noted as modified to request one screening wall only, to accommodate special ADA needs. On January 17, 2023, the motion was made and duly approved to grant PRELIMINARY APPROVAL for the New Construction package (structure and hardscape only at this time) and to grant approval for Posting of the Variance Request (D’Amico/Furgerson). Letter to file. Management office to post Variance Request.

2. RR1 – 3486 Crest Hollow View – New Construction Project, Construction Approval

The New Construction package was submitted on January 12, 2023. Following committee review, on January 17, 2023 the motion was made and duly approved to grant FINAL APPROVAL for this project (Swinford/D’Amico). Letter to file.

3. RR1 – 1209 Almagre Heights – New Construction, Construction Approval

The New Construction package was submitted on January 12, 2023. Following committee review, on January 17, 2023 the motion was made and duly approved to grant FINAL APPROVAL for this project (Rist/D’Amico). Letter to file.

Other Business:

1. Toll Brothers Luncheon at RR1 Featured Home

Eric Isaacson/Toll Brothers will be hosting lunch for the ARC members and management staff at 1274 Almagre Heights on February 21, 2023, immediately following the ARC Working Session. The Featured Home in this development has now been completed and attendees will tour the property.

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. **3675 Camel View – New Construction** -Received owners notice of completion and the ARC conducted it’s final inspection on 1/19/23. Building is complete and the Builder Escrow refund was initiated. The landscaping is not complete so the project is still open.

3. Property Maintenance Notifications Accepted –

- a. **No PMNs were received.**

Management Office Report:

- a. The office received the new construction landscape plans for 3276 Skywatch Heights.
- b. Toll Brothers submitted a complete Developers Notice of Completion package for 3387 Skywatch Heights. A trash toter and service with GFL was ordered.

Next Scheduled Meeting: February 14, 2023 at 2:00pm

Adjournment: