



ARCHITECTURAL REVIEW COMMITTEE MEETING February 28, 2023

MINUTES

CALL TO ORDER: Chairman Barbara Rist called the Architectural Review Committee meeting to order at 2:00 pm.

Establish Quorum: With the presence of five (5) ARC Members, a quorum was established. Tom Danner gave his proxy to Barbara Rist.:

Chair	Barbara Rist	Present
Board Liaison	Scott Hente	Present
Committee Member	Sandi Swinford	Present
Committee Member	Steve D'Amico	Present
Committee Member	Stuart Furgerson	Present
Committee Member	Tom Danner	Absent

Representing RowCal is Diane Hampson, Community Manager.

Introduction of guests:

- **Michael and Kathryn Laganas , 3740 Camelrock View**
- **Betty Sexton-Ball, 3756 Camelrock View**
- **Christine Bastian, 3724 Camelrock View**
- **John Rowsey, 3675 Hill Circle**
- **Tony Fagnant 3708 Camelrock View**
- **Luke Travins, 3620 Moonrise Court**
- **Tim Leigh, 3080 Sunnybrook Lane**
- **George Allen, 3620 Camel Grove**
- **Jeremy Elliott, Bob McGrath Construction. 2599 Lyons View Point**

Guest comments:

Several guests attended regarding the Variance for 3685 Hill Circle. Owners asked questions about the variance process and commented on the proposed variance request. Other guests attended to discuss their respective plans that are on the agenda.

Review & approve the minutes of February 14, 2023: The Committee approved the minutes of February 14, 2023 (Swinford/Rist). Motion carried.

Old Business:

1. 3685 Hill Circle – New Construction, Variance Request

The variance request posting period was closed on February 24, 2023. All submitted comments have been reviewed and responded to by the ARC. **A motion was made and seconded (Hente/Furgerson) to approve the variance request based on the Design Guidelines, Appendix B, number 4, for the Fairways Filing 9, which states: “Maximum Foundation Elevation” shall mean the highest allowable elevation of the top of the foundation of any dwelling built, erected, or placed upon any Lot. Any variance from these elevations may be granted by the Architectural Review Committee after the Owner has submitted complete Lot grading, building and landscape plans for review and approval.”**

2. 3685 Hill Circle – New Construction, Submitted for Final Approval

The New Construction Final Design Package was submitted on January 27, 2023, for ARC review and approval. This package approval is pending the outcome of the Variance Request (noted above). **A motion was made and seconded (Hente/Furgerson) to approve the final RBD-stamped plans. Motion carried.**

3. 2499 Lyons View Point – New Construction, Submitted for Final Approval

The New Construction project received Preliminary Approval on August 4, 2022. The final RBD stamped plans were submitted in electronic and hard copy on February 21, 2022. Additional Final Package components were delivered to the management office on February 23, 2023, for ARC review and Final approval. **A motion was made and seconded (Hente/Furgerson) to approve the preliminary plans, including allowing artificial turf in the dog run because it is not visible (hidden behind a stucco wall on the side) on the lot. Motion carried.**

4. 3620 Camel Grove – Landscape Plans

Barbara let George Allen know that his plans were not yet reviewed. However, once the ARC can review the landscape plans, the Committee will notify Mr. Allen ASAP.

5. Top of Foundation Certifications – Received and Verified

- a. 3251 Virga Loop
- b. 1258 Almagre Heights
- c. 1209 Almagre Heights

6. Top of Roof Certifications – Received and Verified - none

7. Drainage Surveys – Received and Verified

- a. 3483 Skywatch Heights
- b. 3372 Skywatch Heights

New Business:

1. 3080 Sunnybrook – Remodel, Golf Cart Garage, Submitted for Approval

The Remodel Design Package was submitted on February 22, 2023 for ARC review and approval. Tim Leigh fulfilled the requirement that the garage must be attached; an arbor attaches it. **A motion was made and seconded (Hente/D'Amico) to approve the attached garage. Motion carried.** The owner also requested a fence in front of the entry. However, the ARC notified the owner that an application is required.

2. 3387 Skywatch Heights – New Construction Landscape, Submitted for Approval

The buyers of the Red Rocks property submitted the Landscape Plan for ARC review and approval. ARC has requested a completed application for the project. Committee review pending receipt. No action is expected at this meeting.

Ratification of Consent for Actions taken by the ARC between Formal Meetings: A motion was made and seconded (Hente/Rist) to ratify the decisions made prior to the ARC meeting. Motion carried.

1. 3850 Circle – New Construction, Preliminary Approval Extension Request

The New Construction project received Preliminary Approval on March 22, 2022. The owner was notified that because their Final Package had not been submitted within the time period allowed, the Preliminary Approval has now expired. The owner requested an extension of the Preliminary Approval with the expectation that the project approval process will recommence in March. Following ARC review on February 21, 2023, a motion was made and seconded (Swinford/Danner) to grant the extension of the Preliminary Approval for 90 days to May 16, 2023. Motion passed. Owners notified in writing. Letter to file.

Other Business:

- 1. Completed Projects** - The ARC has completed and inspected the following projects. The files have been closed, and homeowners have been notified to come to 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. 3615 Moonrise Point
 - b. 3805 Brushland Court

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

Adjournment: The meeting was adjourned at 3:46 pm

Submitted By: Diane Hampson, Community Manager