



ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES

January 23, 2024

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

Establish Quorum: With the presence of three (4) ARC Members, quorum was established.

Chair	Barbara Rist	Present
Committee Member	Steve D'Amico	Present
Committee Member	Tom Danner	Present
Committee Member	Nicola Myers-Murty	Present
Committee Member	Jim Gathen	Absent

Representing RowCal: Bree Escobar, Assistant Community Manager.

Introduction of Guests: None at this meeting

Review & Approve the Minutes of January 9, 2024: The Committee approved the minutes for the January 9, 2024 ARC meeting (D'Amico/Danner). Motion carried.

Old Business:

- 1. Top of Foundation Certifications – Received and Verified**
 - a. 3307 Skywatch Heights
 - b. 3461 Crest Hollow View
- 2. Top of Roof Certifications – Received and Verified**

2499 Lyons View Point (second submittal – originally sent to RowCal)
- 3. Drainage Surveys – Received and Verified**
 - a. 3275 Skywatch Heights
 - b. 3251 Virga Loop
 - c. 3012 Virga Loop

New Business:

2499 Lyons View Point – NC Landscape Package, Submitted for Approval

The new construction Landscape package was submitted on January 17, 2024 and circulated to the committee for review. It was determined that additional information and modifications were needed. The owner will be notified by email/USPS. The Landscape application will remain Pending at this time, until the requested information is received and reviewed.

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

None this period

Other Business:

1. **Completed Projects** - The following projects have been completed and inspected by the ARC. The files have been closed and homeowners notified to pick up construction and/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. 3715 Camel Grove – Remodel/Trim Paint
 - b. 3835 Hill Circle – Landscape and Pergola
 - c. 1755 Coyote Point – Landscape and Pergola
 - d. 1290 Almagre Heights – New Construction and Landscaping
 - e. 1161 Almagre Heights – New Construction and Landscaping
 - f. 3355 Skywatch Heights – New Construction and Landscaping
 - g. 3340 Skywatch Heights – New Construction and Landscaping
 - h. 3323 Skywatch Heights – New Construction and Landscaping
 - i. 3818 Glen Vista Point - New Construction and Landscaping
 - j. 3645 Camels View – Remodel/Windows
 - k. 4115 Reserve Point - New Construction
 - l. 3825 Edgecliff – Landscape
 - m. 3635 Camel Grove – Remodel/Hot Tub Pad

2. **Covenant Committee Meeting re: Association Inspection Process**

B. Rist met with the Covenant Committee (CC) on January 17, 2024 to discuss the KCPOA Inspection Process developed by the ARC. At the Executive Board’s request, the CC agreed to take on the responsibility for community-wide inspections of private properties located within Kissing Camels Estates (KCE), for the purpose of ensuring proper maintenance and repair of all property improvements and landscaping on an as-needed basis. At the request of the CC, B. Rist will prepare a checklist of covenants and rules associated with maintenance and repair requirements that are property owner’s responsibility.

3. **ARC Technology: Update**

The committee is working towards the development of a “Property Database” which will house all documentation regarding construction, remodel, and landscape activities related to each unique address within the association. This will provide important historical information, which is often needed, for today’s and future ARC committees. Analysis of the “Cinc” system is presently underway to determine if it will meet the identified requirements.

4. **HOA Legislation re: Covenants and Restrictions on Lot Usage**

The committee discussed the likely passing of new state-wide legislation which will nullify lot

building restrictions established for all properties in the community; seriously affecting both KCPOA and all sub associations. If passed, restrictions on the number of dwelling units located on each lot, building setback requirements, and many other covenant restrictions will become non-enforceable. The conceivable result of such legislation is that lots in the community could now be used for multi-family dwellings such as apartments and condominiums. This initiative is widely opposed by HOAs, POAs, and other common-interest and covenant-controlled communities. We are closely watching this issue and considering steps to avoid or minimize the impact of such an outcome.

Management Office Report:

Changes to the oversight and management team at Toll Brothers have affected the ARC processes for reviewing and approving New Construction projects in Red Rocks and the Preserve. We are working with the new team members to educate them on these processes and establish smooth working order once again.

Next Scheduled Meeting: February 13, 2024 at 2:00pm

Adjournment: The meeting was adjourned at 3:17 pm

Submitted By: KCPOA Architectural Review Committee