



ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES

April 9, 2024

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

Establish Quorum: With the presence of five (5) ARC Members, quorum was established.

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

Representing RowCal: Bree Escobar, Assistant Community Manager.

Introduction of Guests: None at this meeting

Review & Approve the Minutes of Prior ARC Meeting: The Committee motioned to approve the minutes for the March 26, 2024 ARC meeting (Gathen/Danner). Motion carried.

Old Business:

- 1. Top of Foundation Certifications – Received and Verified**
3354 Crest Hollow View
- 2. Top of Roof Certifications – Received and Verified**
None this period
- 3. Drainage Surveys – Received and Verified**
3327 Skywatch Heights
3076 Virga Loop
3108 Virga Loop
3267 Virga Loop

New Business:

- 1. 3403 Skywatch Heights – Remodel Project, Submitted for Approval**
This Remodel Package was submitted on April 3, 2024. The project entails adding railings around the back deck and at a front porch location, as well as fencing around and raised planter bed in the rear yard. The ARC noted several questions and a height issue needing to be addressed and the owner responded accordingly. The revised information was reviewed at today's meeting, followed by a motion made and seconded (D'Amico/Danner) to grant Final Approval for this

project. Motion carried. The owner will be notified in writing following the conclusion of this meeting.

2. 5121 Lyda Lane – Landscape Remodel Project, Submitted for Approval

This Landscape Renovation project was submitted on April 8, 2024 and circulated to the committee for review at today’s meeting. Following review, the motion was made and seconded (Danner/D’Amico) to grant Final Approval for this project. Motion carried. The owner will be notified in writing following the conclusion of this meeting.

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

1. 1690 Hill Circle – Landscape Remodel Project, Final Approval

This Landscape Remodel project was submitted to the ARC on March 25, 2024 and circulated to the committee for review. The project entails renovation of existing landscape at the front and side yards and the addition of a pull-through section onto the existing driveway. The committee requested clarification on several items and that information was received on March 27, 2024. Following review, the motion was made and seconded (Rist/Danner) to grant Final Approval for this project. Motion carried. The owner was notified in writing. Letter to file.

2. 3474 Crest Hollow View (RR1) – New Construction Project, Final Approval

This New Construction project was submitted to the ARC on March 27, 2024 and circulated to the committee. Following review, on March 28, 2024 the motion was made and seconded (Rist/Myers-Murty) to grant Final Approval for this project. Motion carried. The developer was notified in writing. Letter to file.

3. 3915 Elisa Court – Landscape Remodel Project, Final Approval

This Landscape Remodel project was submitted to the ARC on March 29, 2024 and circulated to the committee for review. The project consists of removing an area of sod, in the front yard, and replacing it with a large planting bed and Crevice Garden. Following review, on April 1, 2024 the motion was made and seconded (Rist/Myers-Murty) to grant Final Approval for this project. Motion carried. The owner was notified in writing. Letter to file.

4. 3275 Virga Loop (RR4) – New Construction Project, Final Approval

This New Construction project was submitted to the ARC on March 29, 2024 and circulated to the committee. Following review, on April 1, 2024 the motion was made and seconded (Rist/Myers-Murty) to grant Final Approval for this project. Motion carried. The developer was notified in writing. Letter to file.

5. 2521 Hill Circle – Landscape Remodel Project, Final Approval

This Landscape Remodel project was submitted to the ARC on March 29, 2024 and circulated to the committee for review. The project consists of removing 3 large pine trees abutting the garage, to minimize fire hazard. The trees will be replaced with less-flammable shrubbery. Following review, on April 3, 2024 the motion was made and seconded (Danner/D’Amico) to grant Final Approval for this project. Motion carried. The owner was notified in writing. Letter to file.

6. 3655 Camels View (#1) – Remodel Project, Final Approval

This Remodel project was submitted to the ARC on April 1, 2024 and circulated to the committee for review. The project consists of repainting the exterior of the home and replacing the front

door system. Following review, on April 2, 2024 the motion was made and seconded (Myers-Murty/D'Amico) to grant Final Approval for this project. Motion carried. The owner was notified in writing. Letter to file.

7. 3655 Camels View (#2) – Landscape Remodel Project, Final Approval

This Landscape Remodel project was submitted to the ARC on April 2, 2024 and circulated to the committee for review. The project consists of removing several existing trees from a large planter bed in the front yard and replacing them with shrubs, grasses and rock. Following review, on April 4, 2024 the motion was made and seconded (Rist/Myers-Murty) to grant Final Approval for this project. Motion carried. The owner was notified in writing. Letter to file.

8. 3403 Skywatch Heights – Landscape Remodel Project, Final Approval

This Landscape Remodel project was submitted to the ARC on April 3, 2024 and circulated to the committee for review. The project consists of adding 2 additional trees and replacing a third to the recently installed landscaping. Following review, on April 4, 2024 the motion was made and seconded (Gathen/Danner) to grant Final Approval for this project. Motion carried. The owner was notified in writing. Letter to file.

9. 2321 Hill Circle – Structural Remodel Project, Preliminary Approval

This Remodel project was submitted to the ARC on April 4, 2024 and circulated to the committee for review. This project consists of adding an extension to the existing garage to create a smaller, additional garage (accessible from both the exterior and the interior of the current garage). Following review, on April 8, 2024 the motion was made and seconded (Danner/Rist) to grant PRELIMINARY Approval for this project. Motion carried. The owner was notified in writing. Letter to file. Next Step: owner must submit RBD-stamped plans and building permit for review and Final Approval.

10. 3462 Crest Hollow View (RR1) – New Construction Project, Final Approval

This New Construction project was submitted to the ARC on April 4, 2024 and circulated to the committee. Following review, on April 8, 2024 the motion was made and seconded (Rist/D'Amico) to grant Final Approval for this project. Motion carried. The developer was notified in writing. Letter to file.

11. 3452 Skywatch Heights (RR1) – New Construction Project, Final Approval

This New Construction project was submitted to the ARC on April 4, 2024 and circulated to the committee. Following review, on April 8, 2024 the motion was made and seconded (Rist/Gathen) to grant Final Approval for this project. Motion carried. The developer was notified in writing. Letter to file.

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.

- 1210 Almagre Heights – New Construction & Landscaping
- 3276 Skywatch Heights - New Construction & Landscaping
- 3324 Skywatch Heights - New Construction & Landscaping
- 3419 Skywatch Heights - New Construction & Landscaping
- 3430 Hill Circle - New Construction & Landscaping

3228 Virga Loop - New Construction & Landscaping
2310 Hill Circle – Landscape Remodel
2511 Chilson Lane – Structural Remodel (Courtyard Cover)
3655 Camels View – Remodel (Fencing)
3915 Elisa Court – Remodel (Paint & Stucco)
3267 Virga Loop - New Construction & Landscaping
3108 Virga Loop - New Construction & Landscaping

2. Sales Status – Red Rocks (RR1) and Preserve (RR4)

- a. Red Rocks: 65 Total Units
43 Units sold (33 completed and closed)
8 QMIs (Quick Move-Ins) approved (1 completed)
1 Featured Home available
(13 properties open)
- b. Preserve: 50 Total Units
25 Units sold (10 completed and closed)
8 QMIs approved (3 completed)
1 Featured Home available
(16 properties open)
- c. Toll Brothers anticipates the pace of sales and construction to ramp-up and all properties may be completed or under construction by years-end.

3. State Legislation Changes – Impacts on Construction and Landscaping

Several landscaping and construction-related issues have been signed into law and will go into effect January 1, 2025. These include restrictions to uses of artificial turf and sod as well as the use of non-combustible building materials; all of which are aimed at environmental, water-consumption, and fire hazard issues. We are currently waiting for the specific wording and details for each piece of legislation. Once received, we will notify all KCPOA members of the new laws and their impacts.

Management Office Report: None for this meeting

Next Scheduled Meeting: April 23, 2024 at 2:00pm

Adjournment: 3:10pm

Submitted By: KCPOA Architectural Review Committee