

## The Keystone Design Review Board

June 20, 2011

### Administrative Meeting

#### I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 12:40 p.m. in the Neighbourhood Company conference room on Monday, June 20, 2011.

Board Members Present:  
Mark Mathews, President  
Todd Webber, Member

Other Attendees:  
Mindy Bothel, Administrator

#### II. Approve Previous Meeting Minutes

The previous meeting minutes dated May 23, 2011 and June 6, 2011 will be approved at the next meeting when all Board members are present.

#### III. Lot 13 The Alders – 2<sup>nd</sup> Round Preliminary Review - Steve Vejeva, Design Associate, DHR Architecture

The Keystone Design Review Board reviewed and rejected the project at Lot 13 The Alders with the following comments:

- The Board will reschedule a meeting for next week to continue moving the project forward since only an administrative review could be conducted at this meeting
- The ridgeline need modification to comply with the neighborhood guidelines
- There is still too much massing of the building
- Verify pitch of roof on north elevation is consistent with guidelines
- Changing materials on same plain and at corners is not allowed
- Bulk plane measurement taken on north elevation, but needs to be carried thru entire building
- Front entry is flush with garage and has drainage issues which need to be addressed

#### IV. Unit 8024 Jackpine Lodge - Deck Addition – Andrew Abraham, Architect

The Keystone Design Review Board reviewed and rejected the deck addition project for Unit #8024 in Jackpine Lodge with the following comments:

- Board requires all neighbors to give written approval
- Board will review the design as soon as all neighbors approvals have been secured

V. Lot 34 Elk Run – Generator Installation – Rick Emarine, Infinite Scope

The Keystone Design Review Board reviewed and approved the project at Lot 34 Elk Run with the following comments:

- Board requires generator be moved out of the property setback closer to building and use existing Aspen trees and shrubs to screen
- Board will require generator to be painted to match existing home stone work per neighborhood guidelines

VI. Lot E20, Phase V, West Ranch – Patio & Deck Addition – Mindy for Blake Nudel, Travis Construction

The Keystone Design Review Board reviewed and rejected the project at Lot E20, Phase V, West Ranch with the following comments:

- Deck can not extend over property lines per neighborhood guidelines
- Resubmit accurate drawings showing deck and piers within property lines

VII. Lot 3, Tract D, Keystone Ranch – Schematic Review Exterior Remodel – Todd Webber, Architect

The Keystone Design Review Board reviewed and tentatively approved the project at Lot 3, Tract D, Keystone Ranch with the following comments:

- Need specs on solar panels which adhere to neighborhood guidelines
- Need lighting cut sheets with all exterior lighting being dark sky compliant
- Composition shingles will be allowed to replace current materials
- Board requires written approval from adjacent land owner

VIII. General Discussion

Keystone Bike Path Revitalization and Art Work

- Board members will take into consideration and continue discussion at later meeting.

Areas of responsibility for the VRDC-DRB in relation to Keystone PUD

- A brief discussion began on the areas throughout the Keystone PUD that must submit to the Design Review Board. The discussion will be continued at a future meeting.

IX. Adjournment

The meeting was adjourned at 2:30 pm.