

The Keystone Design Review Board

June 16, 2008

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:20 PM in the Neighbourhood Company conference room on Monday, June 16, 2008.

Board Members Present Were:

Paul Duxbury, Chairman
Ken O'Bryan, Member
Todd Webber, Member
Gene Baker, Member
Brad Schaepfi, Member

Approve Previous Meeting Minutes

The previous meeting minutes dated June 2, 2008 were reviewed and approved.

II. Lot 60 Elk Run – CD Review, 2nd Round (Barb Shepler – Architect Karl Koch – Owner)

The Keystone Design Review Board reviewed and approved the project at Lot 60 Elk Run to move to Pre-Construction Site Meeting with the following comments:

- Construction fence needs to be out of snow stack easement
- 2 toilets; one in snow stack easement, relocate or remove
- Planting brem on NE side of site not approve
- Landscaping of brem on NE side is approved
- Need to identify dumpster location. No trash and debris piles
- No revised plans needed Ken marked up drawing and title block.
- Board requests top page of final plans be replaced per notes
- Hand rail, soffit , fascia, light cut sheets, must be submitted prior to construction

III. Lot E18 West Ranch – Preliminary (Barb Shepler – Architect, Karl Koch - Owner).

The Keystone Design Review Board reviewed and requests the project at Lot E-18 West Ranch to move to Preliminary 2nd Round with the following comments:

- Site plan needs to show existing and purposed grading & elevation
- Area well off the family room and all area wells are not allowed out side of property line
- Revised grading cannot extend out of property line except drive way and walk way
- Verify utility placement with Xcel must be within the 3' guideline for windows and door ways
- Revise NE deck area to save existing pine tree.

- Construction staging include snow fencing, toilet, material storage, dumpster needed
- Model massing does not match elevation. Must see all 4 elevations.
- Roof lower than shown on elevations
- Drive way dose not match over all rendering need to match elevations
- East elevation needs to break up massing on wall with windows

IV. Lot E-1 West Ranch – Schematic (Barbara Shepler, Architect, Karl Koch, Owner)

The Keystone Design Review Board reviewed and requests that the project at Lot E-1 West Ranch return for a schematic 2nd round with the following comments:

- Identify existing and purposed elevation
- Area wells must be within building envelope
- Suggest bring in utilities to drive way to minimize disturbance
- Verify utility meter locations with Xcel
- Windows in lower level master bedroom NE location not shown on east elevation
- This house needs to step with the site. Garage stepped 3'
- Basement ceiling under garage approximately 6'
- A copy of the Design & Configuration section in the Architectural Standards & Procedures guide book is supplied with this letter. Board requests review of entire sections with special attention to item #2.
- Suggest that home step more with topography of site in order to minimize site disturbance.
- Raise lower level to try and eliminate retaining walls
- Project needs to be inside all property lines

V. 1608 Soda Ridge Road – Schematic & Preliminary (O'Sullivan Remodel, Todd Weber, Architect)

The Keystone Design Review Board reviewed and approved the project at 1608 Soda Ridge Road with the following comments:

- Board recommends putting an 8-10' pop out element at front door with different material to break up long front elevation.
- Foundation detail need to be more defined.

VI. Lot 14 Settlers Creek – Appeal to Brem (Dick Clark, Solar One Builders)

The Keystone Design Review Board reviewed and approved the brem changes at Lot 14 Settlers Creek with the following comments:

- Board recommends taking some of rocks out and let dirt cascade down with shrubs to follow guide lines for neighborhood.
- Board requires no encroach in snow stack easements
- Board requires the brem is not past property line and in utility easements

VII. Memorial Golf Shelter - Minor Application (Randy Hodges, Hodges/Marvin Architect)

The Keystone Design Review Board reviewed and approved the golf shelter with the following comments:

- Board requests metal roof be same as surrounding structures
- Board approves project as presented.

VIII. Spoon Café Signage – New Sign (Barbara Blanchard)

The Keystone Design Review Board reviewed and rejected the signage with the following comments:

- Must complete application prior to review
- Board requires that the owners follow the Keystone PUD Sign Program guidelines. Guide lines can be reviewed at www.keystoneneighbourhood.com under the Homeowners tab, Member Documents, Keystone PUD Sign code.

IX. Jay's Patio Café Signage – New Signage for Merchant Association (Jay Solomon)

The Keystone Design Review Board reviewed and rejects the signage with the following comments:

- Board requires that the Merchants Association follow the Keystone PUD Sign Program guidelines for Pedestrian Guidance Signage. Guide lines can be reviewed at www.keystoneneighbourhood.com under the Homeowners tab, Member Documents, Keystone PUD Sign code.
- Board approves the color identity for different vendors in the village.
- Need to present a comprehensive plan for location, number and color of signs.
- Board will require coordination of sign plan with Keystone Resort, Keystone Neighbourhood Co. and Merchant Association.

X. Discussion on Settlers Creek compliance and enforcement:

Paul Duxbury, chairman of the DRB, spoke with Doug Sims, President of Settlers Creek HOA, in regard to the compliance and enforcement of the building code for Settlers Creek. One issue discussed was the installation of the 14' drive way at 53 Wolf Rock Road prior to HOA and DRB approval. Mr. Duxbury will be working

With various individuals to insure compliance with the areas building guide lines.

XII. Keystone Signage Program

DRB member Brad Schaeppi is working with the resort to look at updating the sign program guidelines

XIII. Adjourned:

The meeting was adjourned at 3:40 p.m.