

The Keystone Design Review Board

January 4, 2010

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:05 pm in the Neighbourhood Company conference room on Monday, January 4, 2010.

Board Members Present Were:

Tim Baker, President
Todd Webber, Member
Jeff Zimmerman, Member
Ken O'Bryan, Member
Tom Connolly, Member

Other Attendees:

Mindy Bothel, Administrator

II. Approve Previous Meeting Minutes

The previous meeting minutes dated December 14, 2009 was approved.

III. Lot 5, Tract F-1 East Keystone Ranch – Remodel Revisions – (Todd Webber, Architect)

The Keystone Design Review Board reviewed and approved the project at Lot 5, Tract F-1 East Ranch Keystone Ranch with the following comments:

- Todd Webber abstained from voting.
- Mr. Levy, East Ranch HOA President, came to comment on project for neighborhoods.
- Any disturbance created by this project will be bound by refundable compliance deposit whether on or off project site.
- Need written approval on building envelope change from East Ranch.
- Need copy of all correspondence with the East Ranch and Keystone Ranch for the file regarding the approval of the acquisition of additional property.
- Board comfortable with window application as presented or modified.
- Board recommends the 3/12 pitch roof be increased to a 4/12 pitch roof per neighborhood guidelines.
- Board is comfortable with metal roofing accents.
- Written approval required for any disturbance outside of property lines
- \$6000 refundable compliance deposit required due to excessive land disturbance prior to construction beginning.
- Board requires formal letter for construction access from all concerned parties.
- Board requires the property to be replated at completion of project.
- Massing of chimney to be wider on North and South elevations.

IV. Pavilion at Keystone Temporary Sprung Facility – Schematic & Preliminary Review
(Tim Baker, Exe. Director KNC, Jeff Zimmerman, Consultant)

The Keystone Design Review Board reviewed and approves the project of Pavilion at Keystone Temporary Sprung Facility with the following comments:

- Tim Baker and Jeff Zimmerman abstained from voting.
- Board recommends reviewing snow shedding on rear of facility.
- Board recommends softening entrances or redesign of entrance door elements to be more in keeping with mountain vernacular.
- Board recommends protecting side of facility from snow removal equipment.
- Board recommends check egress width on all doors.
- Board suggests moving the facility to the east and add substantial landscaping screening.
- Exterior lighting and signage should be addresses at the next meeting.

V. Adjournment

The meeting was adjourned at 2:30 pm.