

The Keystone Design Review Board

December 14, 2009

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:10 pm in the Neighbourhood Company conference room on Monday, December 14, 2009.

Board Members Present Were:

Tim Baker, President

Todd Webber, Member

Jeff Zimmerman, Member

Ken O'Bryan, Member

Other Attendees:

Mindy Bothel, Administrator

II. Approve Previous Meeting Minutes

The previous meeting minutes dated November 16, 2009 was approved.

III. Lot 12 Saw Whiskers II – Preliminary Review 2nd Round – (Peter Hannishin, Owner)

The Keystone Design Review Board reviewed and approved the project at Lot 12 Saw Whiskers II with the following comments:

- Ken O'Bryan abstained from comment.
- Limit vertical siding and use as accent element only, preferable under gable locations.
- Board request Applicant to consider 2 single doors on garage with raised stone to reduce massing. However, a single door with submittal of spec from door manufacturer on the decorative elements would be acceptable
- Change set back information in the notes to reflect 10' set back allowed by county.
- Board informed applicant a digital model in Sketch Up format is acceptable in lieu of physical model.
- Approved at preliminary phases and can move to CD phase.

IV. Lot 5 Settlers Creek Estates – Preliminary Review – (Jarrett Buxkemper, Designer and Mark Hogan, Architect - bhh Partners)

The Keystone Design Review Board reviewed and approved the project at the Lot 5 Settlers Creek with the following comments:

- Per guidelines rock has to be Arkansas River moss.
- Board recommends diluting the colors to adhere to the guidelines.
- Board recommends swinging door out for man door on garage.
- Board requires the retaining walls be terraced.

V. Lot 6 The Alders – Preliminary Review - (Jarrett Buxkemper, Designer and Mark Hogan, Architect - bhh Partners)

The Keystone Design Review Board reviewed and tentatively approved the project at Lot 6 The Alders with the following comments:

- Board requires the Alders HOA approved the design since it is similar to the adjacent house on Lot 5.
- Board recommends that the front entry stairs have additional protection. May want to heat.

VI. Lot 48 Elk Run – Fire Pit Installation and Landscape Change – (Megan Bemis, Landscape Designer)

The Keystone Design Review Board reviewed and approved the project at Lot 48 Elk Run with the following comments:

- Board recognized acceptance by neighbor.
- Project is approved as submitted

VII. Lot 6, Tract A, Keystone Ranch – Remodel – (Greg Ireland, Owner)

The Keystone Design Review Board reviewed and tentatively approved the project at Lot 6 Tract A Keystone Ranch with the following comments:

- Use log coping (saddle jointed) to make addition same as existing home to create true finger joints at corners.
- Board requires a structural engineer review the project.
- Board requires additional review when final project scope is determined.

VIII. Adjournment

The meeting was adjourned at 3:45 pm.