

The Keystone Design Review Board

July 28, 2008

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, July 28, 2008.

Board Members Present Were:

Paul Duxbury, Chairman
Ken O'Bryan, Member
Gene Baker, Member
Brad Schaeppi, Member

Other Attendees:

Dave Leopold – VRDC/DRB Inspector

Approve Previous Meeting Minutes

The previous meeting minutes dated July 14, 2008 were reviewed and approved as amended.

II. 194 Clover Lane, Keystone Ranch – Exterior Siding Change (Tommie Lohamn, Owner)

The Keystone Design Review Board reviewed and approved the exterior siding change at 194 Clover Lane, Keystone Ranch with the following comments:

- Neighbourhood guidelines require all natural materials.
- Material change on same plane is not recommended
- The Board would require material changes at inside corners.
- The Board would suggest the use of different materials on the columns, instead of all stone
- The neighborhood guide lines will accept the use of slate

III. Lot 4B North Fork – Schematic (T.A. Franco & Associates)

The Keystone Design Review Board reviewed and rejected the 1st round of schematic drawings for the project at Lot 4B North Fork with the following comments:

- Site plan is not complete per neighborhood guidelines
- The Board will require a grading plan be submitted.
- Board suggests minimum amount of surface coverage on lot as per neighborhood guidelines and attached drawing.
- Board recognizes the redesign has taken into account the height limits for the area as well as the repositioning of the home to get it out of the steep hill side.

- Verify the 25' set back in the front of the home.
- The Board will require this project to submit a round #2 schematic plan

IV. Lot 21 Settlers Creek – CD Review (Marc Hogan, Architect)

The Keystone Design Review Board reviewed and approved the CD's for the project at Lot 21 Settlers Creek with the following comments:

- Gene Baker abstained from comment
- Per guidelines must use Arkansas River Moss Rock
- Dumpster must not be in utility or snow storage easement.
- The Board recommends reviewing the construction staging area, currently on building envelope.
- Move construction fence outside of setback will allow for a minimum amount of disturbance on lot and protect all remaining trees.
- Drive way is in the snow stack easement. The Board will allow if accepted by the county.
- The Board approves the project to move to the Pre-Construction Site meeting.

V. Skier Services Building Construction Layout (Mindy Bothel for Thomas Carter)

The Keystone Design Review Board reviewed and approved the construction layout for the Skier Services Building with the following comments:

- Approved the construction fencing as revised by Kevin Faulkner.

VI. Lot 17 Settlers Creek – Review Project (Mindy Bothel)

The Keystone Design Review Board reviewed and acknowledges comments for Lot 17 Settlers Creek with the following comments:

- Gene Baker abstained
- The Design Review Board acknowledges that the concerned neighbors feel that the garage is a prominent feature to compensate for garage doors. The Design Review Board believes the entry is a strong enough feature of the design to compensation for the garage doors. The Board acknowledges concerned neighbors disagree with approval. Board is going to stand by original decisions.
- Review ILC set back shown on the plans is 15' completed set back actually 19'
- Neighborhood guide lines require a minimum amount of impact on site. The home was placed on the property to save mature Spruce trees on the rear of the property as well as minimize amount of hard surface drive ways. Guide lines require the home be placed on the property to promote

building in harmony with surrounding area. The Board believes the home was placed in the best location on the property to achieve maximum harmony with the surrounding area.

- The Board viewed the deck over garage as a nice element to break up vertical massing and give unique appearance. Deck does extend past front of entrance.
- The home was placed 4' back from front set back of lot.
- The building envelope is closer to the road due to slope on property. Upon review the home is within the building envelope.
- The Board will make every effort to eliminate this type of garage on future home in the Settlers Creek neighborhood.

VII. Lot 24 Settlers Creek – Review Project (Mindy Bothel)

The Keystone Design Review Board reviewed and acknowledges comments by HOA Members for Lot 24 Settlers Creek with the following comments:

- Gene Baker abstained
- Plans approved thru schematic.
- The Board acknowledges the “For Sale” sign must be replaced if not built per neighborhood guideline.
- The Board requests the inspector review the sign and advise if constructed per guidelines.
- The Board reviewed the flyer attached to the sign and acknowledges there appears to be many statements that are inaccurate.
- Board requests a letter be sent to the owner to correct any inaccurate information and follow the sign guidelines for the neighborhood or remove the sign. If the owner does not comply with in 7 days from the date of the letter the sign will be removed by an appointed DRB representative.

XI. .Adjourned:

The meeting was adjourned at 4:20 p.m.