

The Keystone Design Review Board

August 25, 2008

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:00 PM in the Neighbourhood Company conference room on Monday, August 25, 2008.

Board Members Present Were:

Paul Duxbury, Chairman

Todd Weber, Member

Brad Schaeppi, Member

Other Attendees:

Dave Leopold – VRDC/DRB Inspector

Molly Speer – Exe. Director KNC

Approve Previous Meeting Minutes

The previous meeting minutes dated July 28, 2008 and August 11, 2008 were reviewed and a quorum could not be reached so both set of minutes will be e-mailed to all board members for approval.

II. 0125 Clover Lane, Keystone Ranch – Exterior Paint Color Change (Richard & Katharine Schlosberg, Owner)

The Keystone Design Review Board reviewed and approved the exterior color change at 0125 Clover Lane, Keystone Ranch with the following comments:

- Board review the revised paint/stain color and approves submitted colors

III. Lot 7 Settler Creek – Drive Way Width (Dave Leopold)

The Keystone Design Review Board reviewed and acknowledges the change in drive way width at Lot 7 Settlers Creek with the following comments:

- Will review all correspondence between builder, HOA members and DRB members to make final decision.

IV. Lot 67 Last Chance – For Sale Sign Application (Ryan Walsh, Remax)

Applicant did not submit required information or attend meeting.

V. Lot 4 Settlers Creek – Hot Tub Addition and Landscape Change (Joel Metzler, Builder)

The Keystone Design Review Board reviewed and approved for the project at Lot 4 Settlers Creek with the following comments:

- Per Settlers Creek guide line no cultured stone will be allowed on exterior of hot tub
- Submit exterior material for hot tub for final approval
- Board requests revised plan indicating dead trees to be removed, types, size and number of new tree.
- Board will require 1 each 6' and 8' Spruce, 2 – Multi-Stem Aspens
- Board approves the cobble stone walk way to the hot tub
- The Board requires the dimensions of the brem and that it will flow with natural landscape.

Lot 26 Settler Creek - Preliminary – (Tim Sabo, Architect)

The Keystone Design Review Board reviewed and approves the project at Lot 26 Settlers Creek with the following comments:

- Paul Duxbury abstained from comment.
- Board requests the roof line be clarified prior to working drawings. The Board members will accept e-mail submission for comments.
- The Board recommends reviewing the railing detail on deck and garage which do not match the design.
- Board requests that driveway be graded out to limit need for retaining wall.
- It is required that the utility placement be inside property line.
- The Board recommends the neighborhood guidelines be reviewed to ensure the relationship between garage and main entrance.

One River Run – Preliminary Review – (Tim Baker, VRDC)

The Keystone Design Review Board reviewed and approved Phase I of One River Run with the following comments:

- Board requests a landscape plan for Phase 1 only.
- The Board requests a plan for transition between phases
- Review comments from April 18th review letter for compliance on next review
- Approves project to move to the CD's phase

V. Adjourned:

The meeting was adjourned at 4:10 p.m.