

## The Keystone Design Review Board

September 8, 2008

### I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:15 PM in the Neighbourhood Company conference room on Monday, September 8, 2008.

Board Members Present Were:

Paul Duxbury, Chairman

Todd Weber, Member

Gene Baker, Member

Brad Schaeppi, Member

Other Attendees:

Dave Leopold – VRDC/DRB Inspector

### Approve Previous Meeting Minutes

The previous meeting minutes dated July 28, 2008, August 11, 2008 and August 25, 2008 were reviewed and approved.

### II. Lot E18 Keystone Ranch – Preliminary #2 (Barb Shepler, Architect)

Cancelled, architect did not receive completed plans.

### III. Lot 26 Settlers Creek – Preliminary #2 (Tim Sabo, Architects office)

The Keystone Design Review Board reviewed and approved, to move to CD's, the project at Lot 26 Settlers Creek with the following comments:

- Paul Duxbury abstains.
- Construction fence on west should be moved to clear the proposed grading.
- Chain link fence not required for construction fence.
- Request clarification on deck guard rails.
- Board appreciates change in roofs at front entry however we suggest that the front door arch and roof arch spring from the same radius point. Furthermore suggest that the shed roof above be raise to provide more distance between it and the arched roof.
- Please review placement and consistency and number of brackets and corbels.
- Suggest beams at the entry extend past the roof line and be supported with braces to be consistent with other beams.
- Provide driveway width and flare dimension at Wolf Rock Road.
- Provide color of purposed concrete.
- Provide detail sheet for soffit, fascia, and railings.
- Include 75% rule information on plans.
- Submit a model or sketch up.
- Rock needs to be Arkansas River Moss Rock

IV. Lot 4B North Fork – Schematic #2 (T.A. Franco, Architects)

The Keystone Design Review Board reviewed and approved the project at Lot 4B North Fork with the following comments:

- Board approves the project to move to the Preliminary phase.
- Provide all information outlined in guide lines for a preliminary submittal.

V. Lot 7 Settler Creek – Drive Way Width & Final Landscape Review (Dave Leopold)

The Keystone Design Review Board reviewed and submits the following comments on Lot 7 Settlers Creek:

- Based on our documentation the driveway was poured prior to HOA and DRB width change approval and no plans or specifications were submitted to change the driveway. Driveway width change from 12' to 14' was approved after poured.
- Board requires flares need to be the same radius and match the plans as approved on the 2/7/07.
- A revised landscape plan was not submitted reflecting the as built condition on the site.
- Board requires the landscaping on the east side of the house be completed to screen the utilities.

VI. Lot 11 Elk Run – Post Construction Review (Dave Leopold)

The Keystone Design Review Board reviewed and will not allow the final sign off for the project at Lot 11 Elk Run with the following comments:

- Board requires a submission of the revised elevation with the new window locations.
- Fire place must be submitted for review.
- Drive way is not built per approved plans. Outside the 12' maximum width allowed by guidelines and driveway must be reduced in size per plans approved on 5/24/07.
- Must submit change on light fixtures for board approval.
- Driveway and landscaping do not meet approved plans.
- Board will submit a copy of minutes for HOA president.

VII. Lot 8 & 9 Saw Whiskers – Exterior Siding Work in Progress (Dave Leopold)

The Keystone Design Review Board reviewed and rejects the exterior changes taking place on the project at Lots 8 & 9 Saw Whisker with the following comments:

- The Board requests a letter be sent requiring an application and fee from the homeowner directing them to review the Saw Whiskers guidelines indication any exterior change must be approved by the Keystone Design Review Board prior to work.

VIII. Open discussion on Lot 4 Settlers Creek Project

A brief discussion ensued regarding some observations Dave Leopold and Mindy Bothel had from their site visit on Thursday September 4, 2008. It was noted that a discussion took place with Joel Metzler regarding the driveway dimensions. Both Dave and Mindy left messages for Joel, later in the day, regarding the county guidelines for opening widths including flares for residential driveways which is minimum of 18' and a maximum of 24'. Other items which were briefly discussed were the lighting that is not dark sky compliant, the materials which may be used for the exterior of the hot tub and the continued comments from the home owners.

V. Adjourned:

The meeting was adjourned at 4:00 p.m.