

The Keystone Design Review Board

September 12, 2011

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:02 p.m. in the Neighbourhood Company conference room on Monday, September 12, 2011.

Board Members Present:
Mark Mathews, President
Todd Webber, Member
Ken O'Bryan, Member
Jeff Zimmerman, Member

Other Attendees:
Mindy Bothel, Administrator

II. Approve Previous Meeting Minutes

The previous meeting minutes dated August 29, 2011 will be reviewed and approved electronically.

III. Lot 27 East Ranch – Landscaping Plan Review – 1:30 – 2:00

The Keystone Design Review Board reviewed and rejected Lot 27 East Ranch project with the following comments:

- Board will require revised landscaping plan noting caliper of each tree and specific locations and existing trees (species) called out on the plan.
- Board recommends all Aspen to be planted in clumps for better coverage and growth
- Trees noted on front of home need to be pulled back within property lines and outside of common area and snow storage unless written approval is given by the Association and the County Road & Bridge.
- Board will require notation on what materials will be used in snow storage area
- Board would recommend utilizing the retaining wall to plant more trees or revise the retaining wall to accommodate the required trees
- Board will not approve trees on Lot 27 being watered by irrigation system from neighboring lot.
- Board wants to see the drainage on the lot reviewed.
- The Board approved the colors submitted, but will require confirmation on window trim color prior to application
- Jack and Linda Najork owners of Lot 26 Block F attended the meeting to comment on the landscaping

IV. Lot 18, Tract D Keystone Ranch – Exterior Remodel, Schematic Review – 2:00 to 2:30

The Keystone Design Review Board reviewed and tentatively approved Lot 18, Tract D Keystone Ranch project with the following comments:

- Board will require verification of window trim and current color to approve window trim color
- Board will require copy of stone veneer that will be applied to foundation and lower sections of the home
- Board requires site plan which includes the deck on the south and west elevations
- All elevations need to include any changes or additions, specifically the window wells
- Application fee will be \$500 and refundable compliance deposit of \$3000 will be required prior to construction starting

V. Lot 16, Tract D Keystone Ranch – Drive Way Remodel, Schematic Review – 2:30 – 3:00

The Keystone Design Review Board reviewed and approves Lot 16, Tract D Keystone Ranch project with the following comments:

- Board recommends that the drain be reviewed to make sure there is adequate heat to keep the drain running in the winter season.
- Board would recommend a dry well to handle the runoff and drainage issues
- The application fee of \$250 and a refundable compliance deposit of \$1500 will be required prior to construction beginning

VI. General Discussion

Lot 8, Tract B, Keystone Ranch

RE: Change in deck surface color

- The board approves the deck surface color change

VII. Adjournment

The meeting was adjourned at 3:00 pm.