

The Keystone Design Review Board

September 22, 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, September 22, 2008.

Board Members Present Were:

Ken O'Bryan, Member

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 September 8, 2008 were approved.

II. Unit 6511 - 45 Tip Top Trail – Install Fence (Blake Schutler, Compass Homes)

The Keystone Design Review Board reviewed and approved the project at Unit 6511 45 Tip Top Trail with the following comments:

- Approved with addition of 3rd intermediate post for support.
- Must submit \$1000 refundable compliance deposit prior to beginning project.

III. Lot 8 Saw Whiskers – Sunroom Addition (Tim Seeling, Architect)

The Keystone Design Review Board reviewed and approved the project at Lot 8 Saw Whiskers at the schematic phase with the following comments:

- Stamped architectural plans required per subdivision guidelines
- Require detailed addition plans similar to existing structure in regard to exterior corners and window design
- Request ½ log siding which matches the coursing and existing siding
- Window elevation do not match window schedule
- Require home be sided per section 5A3 as noted on the plans
- Request attic vent to main home remains functional
- Approved at schematic review phase. Board will allow submission of CD's at next meeting.

IV. 174 Clover Lane - Keystone Ranch – Re-Roofing (Mindy for Jeff Horsley, Contractor)

The Keystone Design Review Board reviewed and approved the project at 174 Clover Lane, Keystone Ranch with the following comments:

- Board approved the re-roofing project and materials as submitted.
- Must submit \$1000 refundable compliance fee prior to beginning project.

V. Lot 26 Settlers Creek – CD Review (Mindy for Tim Sabo, Architect)

The Keystone Design Review Board reviewed and rejected the CD's for the project at Lot 26 Settlers Creek with the following comments:

- Driveway width shall not exceed 14ft. Flares at Wolf Rock Road should be built per approved site plan. Provide driveway width and dimensions at flares.
- Provide color of proposed concrete at entry walkway and patio.
- Provide stamped and signed architectural plans
- Provide a 3-D model or sketch up
- Stone must be Arkansas River Moss Rock
- Resubmit for CD approval

VI. Lot 4 Settlers Creek – Submit Changes to Original Plans (Rodney Stephens, Metzler/Stephen Design Build)

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

- Gene Baker abstained from comment.
- Revised plans approved as submitted

VII. Archways in Montezuma Lot and Bridge in Old River Run (Tom Breslin, Keystone Resort)

The Keystone Design Review Board reviewed and approved the Archways for the Montezuma parking lot and the fortification of the bridge in old River Run with the following comments:

- Board recommends wrapping end post with steel for support and safety on bridge
- Board recommends blocking where center supports meet steel on bridge to prevent bowing with snow weight.
- Request end posts of bridge have some kind of compliant lighting for pedestrian traffic

- Board recommends checking with the fire department to be in compliance with the 14' minimum height of the bottom of all signage needed for fire department access on Montezuma parking lot archways
- Board approves Archways as submitted as long as fire department rules are followed.

VIII. Inspection letters sent:

Lot 11 Elk Run
Lot 8 Elk Run
Lot 4 Elk Run
Lot 7 Settlers Creek
Lot 8 & 9 Saw Whiskers

IX. Adjourned:

The meeting was adjourned at 3:35 p.m.