

The Keystone Design Review Board

June 30, 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, June 30, 2008.

Board Members Present Were:

Paul Duxbury, Chairman
Todd Webber, Member
Gene Baker, Member
Brad Schaeppi, Member

Other Attendees:

Doug Sims – Settlers Creek HOA President

Approve Previous Meeting Minutes

The previous meeting minutes dated June 16, 2008 were reviewed and approved with changes.

II. Lot 6 - 73 Last Chance – CD's - (Faye Crowe – Architect Tom Yetzer – Owner)

The Keystone Design Review Board reviewed and requests the project at Lot 6 73 Last Chance return for a 2nd CD submission with the following comments:

- Board requires a set of stamped and signed architectural and engineering drawings
- Roof plan and elevation over garage, south elevation, and west elevations are not consistent
- Board recommends more or large windows on front of garage to break up surface
- Board requires the elevation and fascia detail be revised due to inconsistency
- No cut sheet for lights, no materials board
- Architectural and structural plans have discrepancies between the structural beam and timber details.

III. Lot E35 Elk Run – Materials Change & Drive Way Change (Blake Nudell, Travis Construction – Peggy Hendrix, Owner)

The Keystone Design Review Board reviewed and approved the materials change at Lot 35 Elk Run with the following comments:

- The Board encourages less impact on existing landscape and will allow drive revision
- Board approves the color change for the stucco.
- Board approves the change in flag stone color.

IV. 1608 Soda Ridge Road – Preliminary 2nd Round (O’Sullivan Remodel, Todd Webber, Architect)

The Keystone Design Review Board reviewed and approved the changes at 1608 Soda Ridge Road with the following comments:

- Board will allow the 8-10” pop out element at front door to break up the long front elevation
- Board approves foundation as presented

V. Barbara Kelly Memorial Bench location – (Mindy Presenting)

The Keystone Design Review Board reviewed and approved the bench location with the following comments:

- Must confirm the ownership of the property prior to placing bench
- Board request KNC concur with Brad Schaeppi to make sure location is acceptable.
- Board will approve as long as property ownership verified and accepted
- Board requires bench to not impact wet lands

VI. Lot 5 – 45 Tieze Lane The Alders – Landscape Change (Wendy Booth, Landscape Architect, Kathy Hubolt, Owner)

The Keystone Design Review Board reviewed and approved the landscape changes at Lot 5 - 45 Tieze Lane, The Alders with the following comments:

- Board will not approve up lighting. Must follow dark skies guideline set by county.
- Board requests further detailed information on culvert changes
- Board requests the owner to check with Fire Dept for mitigation, Patty McGuire, which may require defensive space around structures.
- It is recommended that the landscaping is kept away from windows so natural lighting can come in during the winter months
- Purposed rock boarder in rear is ok with out review
- All landscaping must be within the property lines and right of way for snow stacking must be followed.

VII. Lot 39 Elk Run – Landscape Material Change (Bruce Kramer, Owner)

The Keystone Design Review Board reviewed and rejected the landscape changes Lot 39 Elk Run with the following comments:

- Per subdivision guidelines no sod is allowed
- Board request HOA is advised. Will follow what the HOA advises.

VIII. River Run Parking Signage (Tom Breslin – Keystone Resort)

The Keystone Design Review Board reviewed and approved the signage with the following comments:

- Make sure all signs are on our property if not make sure allowed by property owner
- Survey for property lines to make sure not in set backs
- Will replace all signs to be same if allowed to use vinyl, reflective film, Will supply Sample
- Must comply with font and letter size per guide lines
- Make sure we adhere to the sign code in all aspects Board will support the directions the resort is going with the signs
- May want to investigate the ability to switch out the “Skier” parking sign with the “Event” parking sign.
- Brad Schaeppi to work with Tom Breslin and resort to comply with the type of signs currently in use
- Brad Schaeppi also working on updating the sign code.
- Look at each sign where id’ed in sign code, make sure with in compliance with code
- Can submit e-mail if there are issues other wise if there are no issues let board know and ok to go ahead with signs
- Test in day light and night condition to make sure signs look the way wanted.
- For parking lot sign have 2 more light pole rows than accepted. Ok with the round , lettered signs to show rows in Montezuma lot
- Need application and pmt
- Brad to give summary on new signs
- Valley Floor Signage and landscape allowed
- May want to look at removing some of the light poles
- May want to look at taking ½ out and have better parking area
- May want to get watered filled ones to use as demo for summer events to see how the different parking configuration will work.
- Put on structural roof on toll booths be aware of snow load
- Make sure right fastening brackets are used so the wind does not blow off or snow does not squish.

IX. Argentine Parking Sign – Sign Application (Alan Bruno – Keystone Property Mgt.)

The Keystone Design Review Board reviewed and approved the signage with the following comments:

- Board agrees that the signs appear to generally comply with sign code
- Board member Brad Schaeppi to confirm with Alan Bruno on color, materials, etc... to insure uniformity throughout the resort

X. Change to Settlers Creek Architectural Standards and Procedures.

Discussion ensued to write an amendment to change the drive way width of paved drive way surface, excluding parking areas immediately adjacent to and within Twenty – four feet of garages shall not exceed fourteen feet.

Doug Sims presented the HOA's request that they will allow this change if they have reassurance that the rules and guidelines will be strictly enforced by the DRB.

Paul Duxbury will have administrator send request to VRDC to produce a letter that will out line the new enforcement actions with the new inspector Dave Leopold.

XI. Adjourned:

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