

## THE KEYSTONE DESIGN REVIEW BOARD

July 9, 2007

### I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:05 in the Neighbourhood Company conference room on Monday, July 9, 2007.

Board Members Present Were:

Randy May, Chairman  
Paul Duxbury, Member  
Gene Baker, Member  
Todd Weber, Member  
Ken O'Bryan, Member

### II. Approve Previous Meeting Minutes & Board Member Resignation

Mr. May stated that he will be resigning from this Board effective at the close of today's meeting. Ms. Stenhammer will work with Mr. Iskenderian on finding replacements for Mr. May in accordance with all Keystone design guidelines and the Neighbourhood Company declaration.

The previous meeting minutes dated June 25, 2007 were reviewed and approved as presented.

### III. Alders Lot 23 – Orientation (Greg McMurray & Bob Garland, Hive Architects)

The Keystone Design Review Board reviewed and approved the orientation phase for Alders Lot 23. The Board had the following comments:

- A circular drive is not allowed according to the Alders design guidelines.
- The area well on east side can go ½ way into the setback if it's a landscape element.
- Double garage doors are not allowed when facing the street. Provide an offset for the third garage.
- Provide some details on the garage walls to add interest.
- Front entry needs to be more dominate and should be re-proportioned.
- The architect needs to provide details regarding how the 75% rule is being met. Incorporating offsets from the lower level to the main level would help to achieve the intent of this rule.
- Maintain consistency in the building overhangs.
- Provide a regrading plan and include retaining walls and potential drainage issues.
- The guidelines require a semi-transparent stain for the siding.
- The stone needs to be Arkansas River moss rock.
- Chimney caps are required.
- Provide details for heat tape including gutters and down spouts if it will be used above the garage.

### IV. Lot 6 Elk Run – Preliminary Review (Brit Dimitt, Owner)

The Keystone Design Review Board reviewed and approved the preliminary phase for lot 6 at Elk Run with the following comments:

- Provide details on the site plan regarding retaining walls. If boulders are used as a natural landscape feature they can go ½ way into the setback.
- Eliminate steps off the side of the entry.
- Determine if a valley pan might be necessary at the driveway.
- Match plate heights at west and south elevation for constructability issues.
- Update the facia details.

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- Provide details for window wells.
- Consider revising the transition of the truss and the stone at the entry.
- At the North West pop out, correct the siding to be vertical.
- Trees to be saved need to be on the outside of the construction fence.
- Show the roof overhangs and construction fencing on the site plan.
- Place the calculations regarding adherence of the 75% rule on the plans.
- Ensure the roof plans match the elevations.

## V. Lot 5 Keystone East Ranch – Remodel (Glassman owners, Todd Weber Architect)

The Keystone Design Review Board reviewed and approved the proposed remodel at Lot 5 Keystone Ranch with the following comments:

- The house and the remodel can be designed within the recorded building envelope from 1994.
- Provide a colors and materials board.
- Stone can not end on an outside corner.
- Provide approval in writing from the HOA for access to the site over common area.
- Provide a site plan including access, egress and staging. The HOA may require that it be a surveyed site plan.
- Look at adding headers above some of the larger windows.

## VI. 114 Yarrow Lane Keystone Ranch – Repaint & Driveway modification (Engwer)

The Keystone Design Review Board reviewed the proposed repaint and driveway modification at 114 Yarrow Lane at the Keystone Ranch. The Board would like to see this submittal again due to the following comments:

- The faux stone must be replaced with natural or real stone.
- Provide the \$100 application fee.
- While paint is not allowed in the guidelines, if the home is already painted, the proposed colors are approved as long as prior written approval is provided by the HOA. If paint is used a flat paint should be used as opposed to a gloss. If the home is stained then a stain must be used.
- Paint a portion of the house with the proposed colors so that the site inspector can take a picture for final review/approval by the board.
- Provide additional details regarding where the colors will be applied on the house including the front porch and railing.

## VII. Lot 28 Elk Run – CD's (Gwyn Wheeler Architect, Wray residence)

The Keystone Design Review Board reviewed and approved the construction document phase for Lot 28 in Elk Run with the following conditions:

- Wrap the rock on the dry well with a filter fabric.
- Adjust cricket on the roof plan.
- If gas lights are used provide a spec sheet.

## VIII. Next Meeting Date

The next meeting was set for July 23, 2007.

## IX. Adjournment

The meeting was adjourned at 3:05.