

THE KEYSTONE DESIGN REVIEW BOARD

January 8, 2007

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:05 p.m. in the Neighbourhood Company conference room on Monday, January 8, 2007.

Board Members Present Were;

Randy May, Chairman
Alex Iskenderian, Member
Paul Duxbury, Member
Gene Baker, Member
Ken O'Bryan, Member

II. Approve Previous Meeting Minutes – December 18, 2006

The previous minutes dated December 18, 2006 were reviewed, amended and approved based on Randy May's additional comments since Mr. May was unable to attend the last meeting but had the opportunity to review the projects on the agenda prior to this meeting.

III. Lot 25 Keystone East Ranch – Construction Document (Dave Nakhjovani Architect)

The Keystone Design Review Board reviewed the construction document phase for Lot 25 at Keystone East Ranch. The Board would like to review the Construction Document phase again due to the following reasons;

- Include the construction staging plan in the stamped set of construction documents. The structural documents also need to be stamped.
- Provide a colors and materials board using the actual materials with the actual colors. Provide an 8 ½ x 11 color copy of the colors and materials board for the file.
- Tighten up the landscaping in order to move it away from the road potentially saving it from snow removal damage.
- Provide details on the plans regarding the stacked boulder retaining walls. If stone faced concrete is necessary, present that change to this board prior to implementation.
- Provide a \$3,000 refundable construction compliance deposit.

IV. Lot 4 Settlers Creek – Schematic & Preliminary (Dunston Residence, Marc Hogan Architect)

The Keystone Design Review Board reviewed and approved the schematic and preliminary phases for Lot 4 at Settlers Creek with the following conditions;

- Reflect on the plans that Arkansas River Moss Rock is being used.
- Ensure the building overhangs are within the building envelope.
- The window on the backside of the house is too large and does not fit within the guidelines. Present another option that fits within the guidelines.
- Either add a spruce tree to the aspens reflected by the hot tub or change all the aspens to spruce for better shielding.
- The board verified that the colors and materials used at Lot 4 and Lot 7 are different enough to make the homes unique.
- Provide the \$3,000 construction compliance deposit.

V. Lot 7 Settlers Creek – Schematic & Preliminary (Stelzer Residence, Marc Hogan Architect)

The Keystone Design Review Board reviewed and approved the schematic and preliminary phases for Lot 7 at Settlers Creek with the following conditions;

- Either place construction fencing along the inside drip line of the trees to be saved or individually fence each of the trees.
- Proportions of the look-outs appear to be somewhat thin and could be less in height and more in width.
- Reflect on the plans that Arkansas River Moss rock is being used.
- Provide the \$3,000 construction compliance deposit.

VI. Lot 3 Alders – Modification to previously approved construction documents (Kribs Residence, Marc Hogan Architect)

The Keystone Design Review Board reviewed and approved the proposed bedroom addition to Lot 3 at the Alders without any conditions.

VII. Lot 1 Elk Crossing – Construction Documents (Reihl Residence, Marc Hogan Architect)

The Keystone Design Review Board reviewed and approved the construction document phase for Lot 1 at Elk Crossing with the following conditions;

- Provide an exterior lighting cut sheet.
- Landscape around areas with exposed color concrete walls.
- Provide a stamped set of construction documents.
- Provide a \$3,000 construction compliance deposit.

VIII. Adjournment

The meeting was adjourned at 2:55 p.m.