

THE KEYSTONE DESIGN REVIEW BOARD

February 5, 2007

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:00 p.m. in the Neighbourhood Company conference room on Monday, February 5, 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 – January 8, 2007 & Todd Weber Appointment

The previous minutes dated January 8, 2007 were reviewed and approved as presented. Mr. May stated that Mr. Todd Weber will replace the vacation position on this Board effective immediately.

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

The Keystone Design Review Board reviewed and approved the construction document phase for Lot 25 at Keystone East Ranch. The Board would like the applicant to provide a page reflecting the railing detail and specifics regarding colors to be used on window trim, trusses, and soffits. Mr. May indicated that a color elevation would be helpful.

IV. Lot 4 Alders – Schematic (Rob Greenhow Owner, David Currie Architect)

The Keystone Design Review Board reviewed the schematic phase for Lot 4 at the Alders. The Board would like to review the Schematic phase again due to the following reasons;

- Refer and adhere to Section VII Architectural Standards for the Alders page 24. A licensed architect needs to personally visit the site prior to submittal and plans must be designed by a licensed architect.
- Refer and adhere to Section VII Item C regarding height and bulk plane requirements for Lot 4.
- When two-story homes are proposed, the second floor shall be limited to a maximum of 75% of the first floor area.

V. Lot 17 Alders – Window Additions (Bollard Caruso Residence, Arapahoe Architects)

The Keystone Design Review Board reviewed and approved the window additions to Lot 17 at the Alders without any conditions.

VI. Keystone Resort Sign Application – Mountain Guest Services

The Keystone Design Review Board reviewed and denied the proposed “complimentary mountain tours” sign from Keystone Guest services because the majority of the signs in the proposed location have green backing with white letters mounted on a wood frame or backing. A more uniform and consistent sign similar to the existing signs is required.

VII. Lot 5 Settlers Creek – Submitting for 2/19/07 review (Donald Smotzer owner, Steve Harrison Architect)

The Keystone Design Review Board reviewed the submittal for Lot 5 at Settlers Creek and would like the following issues addressed prior to the 2/19/07 Schematic review;

- Provide topographic information.
- Refer and adhere to Section VII A of the Estates at Settlers Creek design guidelines.
- Currently, a couple of the elevations do not meet the architectural guidelines.

VIII. Adjournment

The meeting was adjourned at 2:05 p.m.