

THE KEYSTONE DESIGN REVIEW BOARD

June 25, 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 June 25, 2007.

Board Members Present Were;
Randy May, Chairman
Todd Weber, Member
Ken O'Bryan, Member
Gene Baker, Baker, Hogan, Houx

II. Approve Previous Meeting Minutes – June 11, 2007

The previous minutes dated June 11, 2007 were reviewed and approved with one minor change.

III. Lot 28 Elk Run – Preliminary / CD's (Gwyn Wheeler, Architect & Owner)

The Keystone Design Review Board reviewed and approved the preliminary phase for Lot 28 at Elk Run with the following comments:

- 1 Ensure consistency in the color of the concrete.
- 2 Detail dry well at the construction document phase.
- 3 Check with excel energy regarding required clearance of gas meter in relation to operable windows.
- 4 The driveway can be no wider than 12' at the road.
- 5 Coordinate the roof plans and elevations

IV. Lot 11 Elk Run – Construction Documents (Gus Boughton, Owner - Ken O'Bryan Architect)

The Keystone Design Review Board reviewed and approved the construction document phase for Lot 11 at Elk Run with the following comments;

- 1 Add a construction fence.
- 2 Attempt to save the tree on the north east corner of the entry deck.
- 3 Move the three spruce trees at the north to the front to shield the meters.
- 4 Pull the two piers back so that the step is the only entry feature going into the setback.
- 5 Resolve roof conflicts on the west elevation.

V. 314 Penstamon Remodel (Erickson Architects)

The Keystone Design Review Board received written approval from the Keystone Ranch Homeowners Association regarding access over its common area for improvements to 314 Penstamon road. The Board still needs permission from the Homeowners association regarding whether or not improvements to sections of the home located outside the building envelope is acceptable. The Board approves the proposed remodel as long as this written permission is granted.

VI. Executive Offices – Jackpine Lodge – window treatment violation

The Keystone Design Review Board requested that the Executive Offices located in Jackpine Lodge bring its window treatments into compliance with the rest of River Run. Wood blinds are the only allowed window treatment in River Run.

VII. Pavilion at Keystone Ticket Office

The Keystone Design Review Board requested that the ticket office be restained to match the Jackpine Lodge as was originally intended.

VIII. Adjournment

The meeting was adjourned at 2:00 p.m.