

THE KEYSTONE DESIGN REVIEW BOARD

July 23, 2007

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:10 p.m. in the Neighbourhood Company conference room on Monday, July 23, 2007.

Board Members Present Were;

Paul Duxbury, Member (new Chairman)
Gene Baker, Member
Brad Schaeppi, Member
Todd Webber, Member
Ken O'Bryan, Member

II. Approve Previous Meeting Minutes – July 9, 2007

The previous minutes dated July 9, 2007 were reviewed and approved as presented. Mr. Duxbury was nominated as the new chairman of the KDRB and accepted this position. The Board welcomed Mr. Schaeppi as the new Declarant appointed member of the board.

III. Lot 35 Elk Run – Hendryx Residence – CD's (Blake, Travis Construction) 1:05 – 1:30

The Keystone Design Review Board reviewed and approved the construction document phase at Lot 35 in Elk Run with the following conditions:

- Provide the \$3,000 refundable construction compliance deposit.
- Ensure that all paint colors are semi-transparent.
- Provide an 8 ½ x 11 color copy of the colors and materials board.

IV. Lot 8 Elk Run – Orientation for 8/6/07 Schematic Review (Baker Hogan Houx, Architect Mark McCreary Owner) 1:30 – 2:00

The Keystone Design Review Board reviewed and approved the orientation phase for Lot 8 at Elk Run with the following comments:

- Provide the \$3,000 refundable construction compliance deposit.
- Consider flaring out the entry stairs.
- Ensure that all roof lines are within the building envelope.
- See and adhere to section C, second paragraph of page 10 of the Elk Run guidelines regarding the acceptable height requirement of the building.
- A flagstone patio that extends beyond the building envelope is acceptable as long as it is a landscape feature that is no more than 18" off of the ground.
- The home adheres to the 75% rule. The lower level to the main level is 74% and the main level to the upper level is 71.4%.
- Look at and rework the fenestration.
- Provide all requirements for the schematic phase at the next meeting.

V. Lot 3 Saw Whiskers III – add fire pit (Todd Webber Architect) 2:00 – 2:15

The Keystone Design Review Board reviewed the proposed fire pit installation at Lot 3 in Saw Whiskers III. The board would like to see the following information prior to making a determination:

- Provide specifics of the fire pit including dimensions, materials, etc.
- Verify that it will meet local fire department and county building department codes.
- The fire pit must be made from natural stone materials.

VI. 43 Bear Tree Court

A request was made to provide a design review application for 43 Bear Tree Court in the Last Chance subdivision with plans drawn by the builder as opposed to the architect. The Board discussed this request and has always required that plans be drawn by an architect. They do not want to set precedence and make an exception for this submittal.

VII. Adjournment

The meeting was adjourned at 3:30 p.m.