

The Keystone Design Review Board

September 17, 2007

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:00 pm in the Neighbourhood Company conference room on Monday, September 17, 2007.

Board members present were:

Ken O'Bryan, Member
Todd Webber, Member
Gene Baker, Member

II. Approve Previous Meeting Minutes – August 20, 2007

The previous minutes dated September 4, 2007 were reviewed and approved as presented.

III. Construction Enforcement (Thomas Carter, VRDC)

Mr. Carter, site inspector for the KDRB joined the meeting to discuss complaints from the Settlers Creek Homeowners Association regarding construction debris, trash, parking issues for the new Settlers Creek Townhomes and some estates. The KDRB will send a violation letter to Compass Homes who is constructing the townhomes requiring a construction document submittal to this board as well as a construction compliance deposit.

Mr. Carter is updating the subdivision list with Summit County to ensure that all subdivisions within Keystone are on the list that requires sign off from the KDRB. Mr. Carter will also be given notice from the KDRB regarding all homes that have received final construction document approval. The final letter to the applicant will require them to have the builder contact Mr. Carter for approval prior to grading and excavation or risk losing the refundable construction compliance deposit. If Mr. Carter is not contacted by the builder within a few days he will initiate contact.

Mr. Sims, President of the Settlers Creek HOA will attend the October 1st meeting to discuss these issues.

IV. Lot 6 Elk Run – Construction Document (Britt Dimmitt)

The Keystone Design Review Board reviewed and approved the construction document phase for Lot 6 in Elk Run with the following comments:

- Place the utility meter on the wall that has the gable.
- Use evergreens as screening by the utility meter.
- Blue Spruces need to be 6-8 feet in height.
- The turn out from the garage can only go ½ ways into the setback.

- Put in garage doors that are 9' high.
- The applicant is required to contact Thomas Carter, VRDC Site Inspector, prior to grading and excavation for sign off or the construction compliance deposit may be forfeited.
- Provided the \$3,000 refundable construction compliance deposit.

V. Lot 21 Elk Run – Construction Document (Robbins Residence, BHH Architecture)

The Keystone Design Review Board reviewed and approved the construction document phase for Lot 21 at Elk Run. Mr. Baker abstained from the vote. Comments are as follows;

- Provide a stamped set of drawings.
- Correct drafting error regarding window trim.
- Lower the window on the south elevation above the garage.
- The builder, Dan Sprague is required to contact Thomas Carter, VRDC Site Inspector, prior to grading and excavation for sign off or the construction compliance deposit may be forfeited.
- Provide the \$3,000 construction compliance deposit.

VI. Settlers Creek Townhomes – Radon Mitigation (Carol Culbreath, PM)

The Keystone Design Review Board reviewed and approved the radon mitigation for the Settlers Creek Townhomes with the following requirements;

- If the vent is within four feet of the ground it can be exposed and must be painted to match the building.
- If the vent is more that four feet off the ground it needs to be enclosed with materials that match the existing building.
- Provide a site plan that indicates the quantity and location of the venting on each building.

VII. Keystone Ranch Mailboxes – Follow up (Kathrine Hawks, PM)

The Keystone Design Review Board reviewed and approved the replacement of the mailboxes at the Keystone Ranch with the following requirements;

- The 4 x 4 posts need to be 6 x 6 cedar posts with a built out base similar to the post office box structure at the Dakota Lodge in River Run.
- Use a simpson post base as opposed to burying the posts in concrete.
- Submit colors for approval.
- Provide lighting details, if any.
- Use a 2 by 8 fascia board.
- Facias and soffit boards are required to enclose all roof framing.

VIII. Max and Edna Dercum Sculpture & Location (Molly Speer, KNC)

The Keystone Design Review Board reviewed and approved the sculpture of Max and Edna Dercum and the location of it across from the Kickapoo deck.

IX. Next Meeting – October 1, 2007

The next meeting will be held on Monday, October 1, 2007 at 1:00 p.m.

X. Adjournment

The meeting was adjourned at 2:50 p.m.