

The Keystone Design Review Board

October 1, 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, October 1, 2007.

Board members present were:

Paul Duxbury, Chairman
Ken O'Bryan, Member
Todd Webber, Member
Gene Baker, Member
Brad Schaepfi, Member

Others Present Were:

Alex Iskenderian, VRDC
Doug Sims, Settlers Creek Board President
Molly Speer, KNC Executive Director

II. Approve Previous Meeting Minutes – September 17, 2007

The previous minutes dated September 17, 2007 were reviewed and approved as presented.

III. Settlers Creek KDRB Adherence (Doug Sims, Settlers Creek HOA President)

Mr. Sims was present to discuss concerns from the Settlers Creek Homeowners Association regarding builder adherence to the KDRB rules and regulations. He noted that the HOA is very pleased with the existence of the KDRB and wants to ensure that builders are complying with all applicable rules and regulations. Concerns relate to the large amount of construction at Settlers Creek creating trash and parking issues. Mr. Sims said that if necessary the KNC Executive Board would help to create better rules and regulations regarding policing such activity as well as increase the fine system.

Mr. Carter noted that the County was not requiring KDRB sign-off for certain neighborhoods at Keystone including Settlers Creek and he has since fixed that problem. However, the grading and excavation permit does not require KDRB sign off therefore all KDRB correspondence relating to new construction will be sent to the owner, architect and builder to ensure compliance. If there is an issue with lack of compliance, the KNC will seek legal action with KNC funds according to page 52 of the KNC Declaration.

IV. Settlers Creek Townhomes Violation Letter to Compass Homes

The Keystone Design Review Board reviewed the violation letter to Compass Homes regarding the lack of KDRB compliance at the newest phases of the Settlers Creek Townhomes. Compass will be required to submit plans and provide at \$48,000 construction compliance deposit. According to Section 8.04 of the Neighbourhood Company Rules and Regulations, the Neighbourhood Company has authority to shut down construction if Compass does not comply. The violation letter will be sent via certified mail.

V. Lot 10 Elk Run – as built not per plan (Thomas Carter, VRDC)

The Keystone Design Review Board reviewed the variances at Lot 10 in Elk Run between as-builts and what was originally approved. It appears that the rear deck plan details are very different from the actual construction as to the stone colonnades, and the absence of an additional fireplace and chimney. It also appears as if the sunken patio is outside of the building envelope, and possibly some of the landscaping may be on the adjacent lot. The Board recommended the following:

- The architect should resubmit the changes to the Board and if they are in compliance with the guidelines there is no issue.
- The Board would like to see the ILC of the surveyed lot.
- If the changes violate the guidelines then the deposit will not be released until they are in compliance.

VI. Lot 12 Alders – Construction Document (Mark Harris, S-Arch)

The Keystone Design Review Board reviewed the construction document phase for Lot 12 at the Alders. The Board would like to see this submittal again due to the following reasons:

- Provide a stamped set of construction documents by a licensed architect.
- Provide a landscape plan.
- Clearly identify the construction fencing. The fence should be on the inside drip line of any trees to be saved.
- The fascia trim details on the dog house roof needs to be consistent with existing fascia (???)
- Outriggers need to match existing.
- Provide the \$3,000 refundable construction compliance deposit.
- The applicant is required to contact Thomas Carter, VRDC Site Inspector at 970-496-3266, prior to grading and excavation for sign off or the construction compliance deposit may be forfeited.

VII. Lot 8 North Fork – Orientation (Derrick Wade Architect)

The Keystone Design Review Board reviewed the orientation phase for Lot 8 at North Fork for Schematic review at the 10/15/07 KDRB meeting. The board had the following comments;

- Verify with the county that there are not planning and zoning issues with separate occupancy on this lot i.e. does that county have an issue with a freestanding caretakers unit?
- The guidelines do not allow metal roofs.
- Roof pitches need to be a minimum of 4 x 12.
- Identify existing trees to be removed.
- The Board has concerns regarding multiple accesses for utilities but will review in more detail based on existing site conditions.
- Verify that there is a common access easement from the adjacent property.
- The board has concerns with water diversion from the North West side of the house.

VIII. Spoon Café (old Fritz location) – Exterior Modification (Mortiki)

The Keystone Design Review Board reviewed the potential exterior modifications at the Spoon Café to be located in Black Bear Lodge at the old Fritz Café location. The Board had the following comments;

- Prior to official review by the KDRB, the Board requires written approval from the Black Bear HOA that it approves of all proposed exterior modifications.
- Provide a signed application and fee.
- Provide verification that the existing exterior cooking area is approved by the health department (it was approved by the KDRB).
- Provide a complete submittal including elevations, mechanical equipment specifications, proposed colors, etc.

IX. Solar Panes at Conference Center (Dave November, Keystone Resort)

The Keystone Design Review Board reviewed the proposed solar panels at the Keystone Conference Center. The Board would like to see this submittal again due to the following comments;

- Provide an application and fee.
- Will the panels emit a glare onto neighboring properties?
- Provide a roof plan with the solar panels showing what it will look like from different angles.
- The panels need to be an integral part of the design of the building so as not to appear as an afterthought.

X. Jay's Patio Café – Sign Application (Gwyn Wheeler, Architect)

The Keystone Design Review Board reviewed the sign application for Jay's Patio Café at the Keystone Lakeside Village. The Board suggested forwarding a copy of the sign code to the applicant regarding projecting arcade signs as it currently reflects the use of materials that are not allowed.

XI. Lot 39 Elk Run – Driveway Modification

The Keystone Design Review Board reviewed and approved the driveway modification at Lot 39 in Elk Run with the following comments;

- The Board strongly recommends that the driveway be heated if pavers are used to avoid snow plow damage. If the drive is not heated then an alternative material should be used.
- The location of the existing construction fence is acceptable but existing trees to be saved need to be protected.
- Are there additional materials being proposed for landscaping?

XII. Adjournment

The meeting was adjourned at 3:55 p.m.