

The Keystone Design Review Board

November 12, 2007

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:05 in the Neighbourhood Company conference room on Monday, November 12, 2007.

Board Members Present Were:

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

II. Approve Previous Meeting Minutes

The previous meeting minutes dated October 15, 2007 were reviewed and approved as presented.

III. Lot 8 North Fork – Preliminary Review (Derrick Wade Architect)

The Keystone Design Review Board reviewed and approved the preliminary phase for Lot 8 at North Fork with the following comments:

- While architecturally pleasing, metal siding is prohibited according to the design guidelines. Obtain approval from a majority of the homeowners in the subdivision prior to approval or change the material back to stone.
- Reflect existing trees on the site plan.
- Show existing and proposed grading for the driveway, entries, garage and care takers unit. Include the berm contours.
- Revise the details for the window trim.
- Break up the long roof line and wall plane on the west elevation of the care takers unit.
- Provide a colors and materials board and an 8 ½ color copy for the file.
- Provide specifications for the exterior light fixtures.

IV. 1109 Penstamon Road – Deck Addition (Mark & Karen Meyer)

The Keystone Design Review Board reviewed and approved the deck addition at 1109 Penstamon Road with the following conditions:

- Verify that all materials including railings, ballasters and log beams will be constructed at the same time.
- Are the ballasters 1-½” logs or are they ½” painted steel rods?
- Is there a hot tub proposed for underneath the deck? If so, provide details including necessary screening.
- If construction access outside of the property line is necessary, written approval from the Homeowners Association will be required.

V. Spoon Café – Tenant Finishes (Bert Cohen)

The Keystone Design Review Board reviewed and approved the exterior modifications for the Spoon Café with the following conditions;

- Provide colors for the creperie canopy.
- Provide a sample for the wind screen.
- Submit a sign application in accordance with the sign code to the KDRB for the window appliques and any additional signage.
- If the venting system will be any different than a louver over the door, resubmit the specifications to this board.

VI. The Springs HOA – Hot Tub Addition (Justin Derwick, KPM)

The Keystone Design Review Board reviewed and approved the addition of a hot tub at the Springs exterior common area with the following conditions:

- Must meet all county requirements.
- Obtain approval from the KNC for construction access.

VII. Bear Proof Trash Containers and trash enclosure – River Run Village (Molly Speer, KNC)

The Keystone Design Review Board reviewed and approved the bear proof trash containers and the dumpster enclosure to be located in River Run Village with the following comments:

- Paint the containers to match the adjacent surfaces.
- If the enclosure is over six feet tall it will need county approvals.

VIII. Sign Code and Design Violations (Molly Speer, KNC)

The Keystone Design Review Board discussed signage and design violations throughout the Resort. All items listed below were not submitted to the KDRB for prior review and approval.

1. The sign at the entrance to River Run off highway six was recently moved onto a county right of way and is located on non-resort property.
2. Directional banners have been placed throughout the Resort.
3. At the three major pedestrian entrances to the Montezuma free parking lot, wood bollards have been placed to prevent vehicles from moving through the pedestrian areas.
4. The new chaparral at the Montezuma parking lot does not match the existing approved chaparrals.
5. Ski school signs have been placed in historic river run which do not meet the sign code.
6. Banners have been placed along the gondola bridge.

7. A sign for private lessons has been placed at the Rent Skis building.

A discussion ensued regarding the variety of un-approved, non-compliant signs and design changes that have recently been made throughout Keystone. While the Board supports the addition of signage and design changes it needs to ensure that consistency is maintained in accordance with the design and sign guidelines.

The KDRB requires all commercial tenants to conform to the sign code and submit applications to the KDRB and the Summit County Planning Department prior to implementation. The fact that resort design and signage changes/additions are made without prior approval from the KDRB and the Summit County Planning Department jeopardizes the relationship with the commercial tenants who adhere to the requirements. It also jeopardizes the relationship between the resort and the Planning Department relative to future signage and development approvals. Further, many of these changes are not consistent or integrated with the design and signage guidelines.

The KDRB has a pre-existing fine system set up for violations and will begin to implement fines for future violations. The Board would welcome attendance by a resort representative at a future KDRB meeting to further discuss these issues. Please contact Heidi at 496-4652 to schedule.

IX. Adjournment

The meeting was adjourned at 2:45. The next meeting will be held on Monday, November 26, 2007.