

The Keystone Design Review Board

June 14, 2010

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:03 pm in the Neighbourhood Company conference room on Monday, June 14, 2010.

Board Members Present Were:

Tim Baker, President  
Jeff Zimmerman, Member  
Ken O'Bryan, Member  
Todd Webber, Member

Other Attendees:

Mindy Bothel, Administrator

II. Approve Previous Meeting Minutes

The previous meeting minutes dated May 17, 2010 was approved.

III. Lot 20 Tract D Keystone Ranch – Preliminary Remodel Review – (Greg Belcher, Owner Representative and Terry Winegard, Designer)

The Keystone Design Review Board reviewed and approved, at the preliminary phase, the project at the Lot 20, Tract D Keystone Ranch with the following comments:

- Board recommends the roof condition at the confluence of roofs be reviewed to reduce ice damming.
- CD documents must address conflicts in siding between sections, elevations, details.
- Any disturbance outside of property boundaries must be addressed with the National Forest Services.
- Board recommends not using sage brush in landscaping features.

IV. Jackpine Unit #8024 – Deck Addition, Schematic Review – (Mark Omilian, General Contractor)

The Keystone Design Review Board reviewed and approved, the schematic phase, of the project at the Jackpine Lodge Unit #8024 with the following comments:

- Need written approval from homeowners below, on the sides of the unit and HOA.
- Board requires detailed plans for the preliminary review.
- Board requires structural engineered drawings of deck.
- Need materials board and lighting cut sheet which show lights are dark sky compliant.

- The Board recommends reviewing the header over the window that will be removed to add a door to the deck.
- Need to see additional elevation, of other side of lodge, for comparison.
- KDRB reserves the right to stop construction temporarily, on behalf of the KNC, due to events or weddings.

V. Adjournment

The meeting was adjourned at 1:55 pm.