

# Architectural Review Committee

## Meeting Minutes

### April 2015

The ARC Architectural Design Review Meeting was held Tuesday April 14, 2015 at 7pm at the Community Center. In attendance were Rob Gordon, Gabrielle Schuller, Tim Triggs, Barry Arron, Mike Von Hatten, Brian Wahlert, HOA Vice President, Dr. Allen Saville, HOA President.

#### ***DESIGN REVIEW***

1. Chavez & Ryan/12 Boulder View. Mr. Tom Stanko, the contractor, updated the committee on the status of the project. A demolition permit is in progress and should be completed soon with demolition starting in early May and taking approximately two months. The building permit should be in place by the first of July and construction would start at that time. An agreement between the Owner, Contractor and the ARC (as representatives of the South Cedar Brook neighbors) was executed. The agreement details the conditions for the project to reasonable minimize the impact of the project on the neighborhood. Copies of the Agreement will be made available to the neighbors. Final design review is pending Boulder County approval and permit.
2. Staats/565 Timber Lane. The new Owner, who does not yet live in PBH, has proceeded with the complete remodeling of the structure without ARC review. The new Owner has been very cooperative once he realized the PBH requirements. The contractor has stated that a Boulder County building permit is in place. Samples of the proposed non-combustible siding and trim were submitted, reviewed and approved. Neighbors were interested in the nature of the roofing material to be used. The Owner has been asked to submit additional information for the May ARC meeting including: a copy of the building permit, two sets of drawings for the exterior portion of the project and information and samples of the proposed roofing material. It was also noted that the construction site is somewhat untidy and should be better managed.
3. Browning/1043 North Cedar Brook. Mr. Browning has been asked by Boulder County to relocate an existing 160 sf. accessory structure to a location compliant with building setbacks. The proposed new location is in a shallow depression at the east corner of the property where North Cedar Brook and Ridge Road intersect. The proposal was approved.
4. Sims/309 Pine Needle Road. The owner will be painting their home and submitted paint samples and photos of their home. The colors are earth tones. The proposal was approved.
5. Hirshland/2064 Timber Lane. A Boulder County building permit has not been issued. Project will be discussed at the next meeting. Also, it was noted that construction debris

has been setting at the end of the Owner's drive for several months. The owner will be notified to remove the unsightly debris.

### ***COVENANTS, ISSUES, COMPLAINTS***

1. Maybee/71 Acorn – Collapsed retaining wall. Barry Arron contacted Boulder County regarding the status of the problem. Barry will contact the owner to confirm that they will correct the problem. ARC review and Boulder County permit will be required.
2. Kisiel & Wojcik/2350 Linden Drive. The Owner requested approval for minor siding repairs approximately two years ago and was given a verbal approval. Subsequently, the Owner has completely remodeled the exterior of the property including all new siding and stone veneer, patios, decks and railing and fencing. Neil Patel will contact the Owner to address this issue.
3. Levin/1670 Timber Lane. The owner constructed a deck without ARC review and approval and without a Boulder County permit. A permit was obtained and the ARC reviewed and approved the project. The deck has been completed but the ARC review fee was not collected. The owner will be notified of the review fee due.

### ***GENERAL***

1. March Meeting Minutes approved...will be forwarded to Brian Wahlert for posting on PBH website.
2. ARC records will be purged except for the last seven years and any outstanding issues. The committee members will meet at 6:30 pm for the May meeting to undertake this task.
3. Chief Benson discussed his review of projects in terms of fire safety. The key issues are access and maneuvering space to the properties for firefighting and health emergencies. Fire mitigation of the site is also a major concern. It was noted that the Chief is occasionally not notified by Boulder County of PBH projects. The ARC will notify Chief of all projects under review by the ARC. The group also discussed the concern for smoking on construction sites and parking of construction vehicles on combustible surfaces (tall grass). The ARC Construction Requirements will be amended to address these issues and updated on the PBH website.
4. Barry Arron will review meeting minutes to confirm that ARC construction signs have been posted at major project sites.

### ***ENHANCEMENT INITIATIVE***

1. Entry Sign - Ongoing research. The PBH HOA Board has offered financial support.
2. Flood Memorial – Easement not required...proposed site is on ROW. Meeting with EZ Excavation on this Wed. at 10am to discuss scope and estimated cost of earthwork. Meeting this Wed .at 2pm with Ecoscape to discuss landscape design.

The next ARC Design Review Meeting will be held May 12, 2015 at 7pm at the Community Center.