

Architectural Review Committee

Meeting Minutes

August 2015

The August Architectural Design Review was held August 11, 2015 at 7 pm at the Community Center. In attendance were, Eric Erickson, Rob Gordon, Jim Eyster, Tom Anglewicz, Mike Von Hatten and Brian Wahlert, HOA Vice President.

DESIGN REVIEWS

1. Brown/85 Timber Lane – Deck repair. BoCo permits in progress. Project approved pending receipt of BoCo permits. Sign to be posted.
2. Mikelson/Pine Tree Lane – Replacement of two level deck and guardrail. BoCo permits are in progress including mitigation plan. Project approved pending receipt of permits. Sign to be posted.
3. Triggs/ Alder – Deck repair...replacement of decking. Approved pending BoCo permit.
4. Pratt/1788 Timber Lane – Misc. exterior remodeling. Project approved pending BoCo permit. Sign to be posted.
5. Von Hatten/500 Pine Tree Lane – Partial stone veneer siding. Natural stone veneer at exterior wall adjacent to front door and around corner. Project approved pending receipt of BoCo permit.

DESIGN REVIEW FOLLOW UP

1. Hirshland/2064 Timber Lane – Construction of greenhouse without ARC approval. Mike Von Hatten to submit letter to BoCo.

ISSUES, COMPLAINTS, COVENANT AND COMMUNITY STANDARDS COMPLIANCE

1. See General 3. below

GENERAL

1. The July ARC Design Review meeting minutes were approved and will be posted on the PBH website.
2. An additional distribution of record drawings and documents will be scheduled for later this fall. Notice will be published in the Pine brook Press and on the Forum.
3. The committee discussed the role of the ARC. It was agreed that the committee will perform design review and approval of exterior construction, construction related issues, and the Enhancement Initiative. The committee will no longer deal with dealing



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with issues unrelated to exterior construction. The committee will actively monitor construction in PBH to assure that approvals and permits are in place and Construction Requirements are met. Compliance with Covenants, Community Standards, BoCo regulations and other complaints and issues will be addressed by the PBH HOA including current issues:

- a. 150 Valley View-rental
 - b. 142 Meadowlook-rental
 - c. Thomsen/2263 Linden Drive-Commercial use
 - d. Wild Horse Circle-rental of portion of residence
4. Brian Wahlert presented useful BoCo websites useful in researching and monitoring property and construction. Brian will forward a summary of the website info.

ENHANCEMENT INITIATIVE

1. PBH Entry Sign – The Committee reviewed design options and agreed that the design submitted by Tim Triggs was the preferred design; easily constructed and affordable. The only issue was the lettering font. Preference was for a more “timeless” font using upper and lower case. Mike Von Hatten will obtain approval of the sign from the HOA Board and the project will proceed. The design of the sign will need to be approved by Lewis/ 1024 Linden Drive.
2. PBH Flood Memorial – A survey is being prepared for the corner of SCB and LD. A design site plan will be prepared and submitted to Mike Thomas at BoCo Transportation. EZ Excavation will be contacted to do earthwork. The Combs have agreed to donate stone from their property. Additional funding will be required for the project.

The next ARC Design Review Meeting will be held Tuesday September 8, 2015 at 7 pm at the Community Center.