

Architectural Review Committee

Meeting Minutes

February 2015

The ARC Design Review Meeting was held at 7 pm, Tuesday, February 10, 2015 at the Community Center. In attendance were Barry Aaron, Jim Eyster, Rob Gordon, Neil Patel, Gabrielle Schuller, Mike Von Hatten and Brian Wahlert, HOA Vice President.

DESIGN REVIEW FOLLOW UP

1. 2064 Timber Lane/Hirshland. The Committee discussed the greenhouse constructed without meeting any of the conditions of approval including a Boulder County Permit. Several residents have noted the visibility of the structure due to it being more than twice the size approved by ARC. Mike Von Hatten will contact Boulder County to determine the status of site plan review and building permit. Further action by the ARC will be taken based on outcome of Boulder County reviews and actions. A second ARC review will be required to address non-compliance.
2. 12 Boulder View/Chavez. Boulder County has issued a building permit for this project. Mike Von Hatten will contact Dave Davies and assist the owner and contractor in preparing a detailed agreement with the neighbors outlining measures to be taken to minimize disruption to the neighborhood during construction.

COVENANTS, ISSUES, COMPLAINTS

1. The Committee discussed amending the PBH Covenants to prohibit “Grow Houses” and other drug related activities. It was suggested that this be the key issue in amending the Covenants. Other issues, such as adopting the Community Standards and redefining the ARC, should be proposed only if these issues can be proposed on an “al a carte” basis with residents voting on an issue to issue basis. Mike Von Hatten will contact Dr. Allen Saville, HOA President, to determine future course of action.
2. The Committee discussed renaming/rebranding the ARC to more accurately describe the activities of the Committee especially with regards to dealing with covenant compliance, complaints, community issues and problems as well as the Enhancement Initiative. This would be best accomplished by amending of the PBH Covenants.
3. A recent inquiry regarding the permissibility of a “container home” in PBH was discussed. The Covenants do not prohibit this type of construction and the ARC will review such type of construction on its individual merits with the emphasis being on the quality of the design and compatibility with adjacent properties and the community. It was noted that some containers contain hazardous materials and that these conditions will need to be addressed.

4. A recent incident of vacation rentals was amicably resolved since short term rentals are not permitted by the PBH Covenants. While vacation rentals are a popular trend and could provide income for PBH residents, it was agreed that there were drawbacks to short term rentals in our mountain community. Renters may not realize the danger of fire and the PBH resident's expectations of quiet and privacy. Unless the Covenants are changed to allow short term rental, such activity will not be permitted.
5. 71 Acorn/Maybee-Retaining Wall. Barry Aaron has researched this issue and presented his findings. Boulder County has required the Maybees to replace a collapsed retaining wall. The work is in process although the project was not submitted for ARC review.

GENERAL

1. The ARC Meeting Minutes for December 2014 and January 2015 were approved. Minutes will be forwarded to Brian Wahlert for posting on the PBH website.
2. Neil Patel presented a new fee structure for ARC Design Reviews. The intention was to encourage residents to utilize the ARC Review process; to see the review as a service provided by the PBH HOA at a minimal cost. The fee structure approved by the Committee will be:
 - a. Projects consisting of the addition of less than 500 s.f. including exterior renovation and/or modifications. Fee: None
 - b. Projects consisting of the addition of more than 500 s.f. Fee: \$100
 - c. New home construction. Fee: \$200
 - d. ARC Design Review after the start of construction without prior ARC review and approval. Fees noted above will be increased as follows: a. \$100, b. \$200, c. \$400.
 - e. ARC Design Review required due to owner's non-compliance with the conditions set forth in the initial Design Review and approval. Fees noted above will be increased as follows: a. \$100, b. \$200, c. \$400.

The new fee structure will be forwarded to Brian Wahlert for posting on PBH website.

3. The Committee discussed the retention and storage of ARC submittals. It was agreed that submittals should be retained for seven years and that older submittals should be discarded. Mike Von Hatten will confirm this approach with Dr. Allen Saville, PBH HOA President. The files will be purged as approved.
4. Mike Von Hatten presented a matrix of ARC responsibilities and ARC members. The purpose was to better define the responsibilities of the ARC, now and in the future, and the committee members individual responsibilities. Committee members will review the chart, make recommendations for change and discuss at the next meeting.

Thanks to all the members of the ARC for their time and expertise. The members present a diverse range of opinions yet they are able to come to a consensus that best serves the PBH community. Job well done!



The next ARC design review meeting will be held March 10, 2015 at 7pm at the Community Center.