

Architectural Review Committee

Meeting Minutes

June 2015

The PBH ARC Design Review Meeting was held Tuesday, June 9, 2015 at 7 pm at the Community Center. In attendance were Tom Anglewicz, Eric Erickson, Jim Eyster, Tim Triggs, Mike Von Hatten, Brian Wahlert, HOA Vice President and Dr. Allen Saville, HOA President.

The PBH HOA Board of Directors has elected a new Architectural Review Committee. The members include Tom Anglewicz, Eric Erickson, Rob Gordon, Jim Eyster, Tim Triggs and Mike Von Hatten. The Board, on behalf of the community, thanks the outgoing members for their years of service to the community. The outgoing members are Barry Aaron, Neil Patel and Gabrielle Schuller.

DESIGN REVIEWS

1. Marino & Burns/ 104 Pine Tree Lane – Fence
The owners proposed a custom fabricated metal fence for a portion of their site for their pet dog. The fence will be approximately. 45" high, installed on site in 8 foot sections with two 3'-6" gates for access and firefighting. The prefabricated sections will be metal tube sections with horizontal steel cables at less than 4" OC. The fence will be primed and painted on site due to on-site welding. Topcoat to be either black or dark bronze. Adjacent neighbors were contacted and approve the proposed fence. BoCo permit is not required. The ARC approved the fence as presented.

DESIGN REVIEW UPDATE

1. Smith/211 High View – Replace existing roof
Owner recently purchased home and is proposing replacement of existing asphalt shingle roof. The owner is proposing an asphalt shingle in a mid to dark earth tone color. Final selection of shingle will be made soon. Proposal will be verbally approved and noted in Meeting Minutes once selection is made, reviewed and approved.
2. Chavez & Ryan/12 Boulder View – Demolition of existing house and new house
Project on hold. Demolition and construction permits to be issued soon. Final approval required.
3. Brown/85 Timber Lane – Deck repair
Project stopped by BoCo. Submittal, review and approval required.
4. Watt/1145 Timber Lane – House addition
BoCo site plan review in process. ARC to contact owner to inform them of ARC review requirements.

5. Offen & Rovtar/1431 Timber Lane – Repairs and evaporative cooler
Owner will be making repairs and painting to match existing. An evaporative cooler will be added. Suggested locating the cooling unit on back side of roof in less visible location. No review and approval required.
6. Robinson/196 North Cedar Brook – Fence
Owner will be presenting a fence for property.
7. Hirshland/2064 Timber Lane – Greenhouse
Project has been resubmitted for BoCo site plan review.
8. Melshenker/765 Pine Brook Road – Repair of fire damage
Project is in permit process at BoCo.
9. Kiesel & Wojcick – Exterior remodeling
BoCo permit in place. BoCo final inspection in early July.

COVENANTS, COMPLAINTS AND ISSUES

1. Maybee/71 Acorn Drive – Collapsed retaining wall at septic field
BoCo Health Dept. has contacted the owner and is requiring an engineered retaining wall at the septic field to replace the collapsed wall.
2. Jim Eyster updated the ARC on efforts to better regulate grow operations in Boulder County. The focus of this effort is to reduce major fire hazards in woodland areas.

GENERAL

1. The May Meeting Minutes were approved and will be posted on the PBH website.
2. ARC Construction signs will be removed from several sites in the near future. Sites include Joslyn/Timber Lane, Mohr/Pine Brook Road and Kovak & Davidson/Timber Lane. ARC Construction sign to be installed at Staat/ Timber Lane.
3. The ARC will submit an article for the summer edition of the Pine Brook Press. Topics will include the new ARC, distribution of ARC record drawings to residents and an update on the Enhancement Initiative. A separate article will be submitted to inform residents of the PBH Covenant requirements/limitations for signage.
4. The ARC will distribute record drawings and documents more than seven years of age (with several exceptions). Jim Eyster will select several Saturday mornings for distribution of documents to PBH residents. Record documents are filed by lot number.
5. A matrix of ARC roles and responsibilities and committee members will be sent to all committee members for review and discussion at the next meeting.

ENHANCEMENT INITIATIVE

1. Dr. Allen Saville has suggested the formation of a group of residents to take on planting and landscaping projects as part of the Enhancement Initiative. The HOA would provide funding for the projects. The first project will be the area around the new fire hydrant at the Community Center.



Architectural Review Committee (ARC)

2. Progress is being made on the Flood Memorial at Linden Drive and South Cedar Brook. Ecoscape will present a landscape design in several days. EZ Excavation will be contacted to estimate the earthwork required to execute the design. The Pine Brook Press article will hopefully generate community support. Ideally, the project can be substantially complete by the second anniversary of the flood...9/11/13.
3. The design of the PBH entry sign on Linden will be re-initiated. Proposed completion of the design and construction will be the Fall of 2015.

The next ARC Design Review Meeting will be held Tuesday, July 14, 2015 at 7 pm at the Community Center.