

Architectural Review Committee

Meeting Minutes

March 2015

The Architectural Design Review Meeting was held Tuesday March 10, 2015 at 7pm at the Community Center. In attendance were Jim Eyster, Rob Gordon, Neil Patel, Tim Triggs, Mike Von Hatten (chairperson) and Brian Wahlert, HOA Vice President.

DESIGN REVIEWS

1. Hirshland/2064 Timber Lane. Mr. Hirshland proposed a 400sf non-combustible metal “hoop” type greenhouse without water and electric service in the fall of 2014. The ARC reviewed and approved the proposal with the conditions that all Boulder County permits would be obtained and written approval from adjacent property owner would be submitted to the ARC. Subsequently, Mr. Hirshland constructed a wood framed 900sf permanent structure without ARC review and approval, County review or permits and without submitting written approval from adjacent neighbors. The ARC notified the Mr. Hirshland to stop work and Boulder County posted a Stop Work Order. Mr. Hirshland is now presenting the unapproved, unpermitted construction to the ARC and Boulder County for approval. The County has restricted the allowable square footage of the structure to 715sf. Mr. Hirshland proposes to do this by relocating the exterior walls at one corner to create an 185sf “porch”; the roof area will remain the same (900sf). The county has also placed numerous restrictions and conditions on the proposed project which will be addressed during the Building Permit process. The Hirshland property is in Unit 2 which allows a primary house, detached garage and a separate guesthouse. Mr. Hirshland agreed the proposed greenhouse could not be considered a guesthouse. He did argue that since the square footage of the house and greenhouse were combined to calculate the allowable square footage for residential use by the County, the two separate structures (house and greenhouse) should be considered one structure. The ARC questioned this interpretation. The ARC considers the two structures to be two structures one for residential use (house) and the other an accessory residential use (greenhouse). The ARC questioned the method of heating the greenhouse. Mr. Hirshland stated that he has purchased a propane heater and plans to locate a large propane tank near the structure. The ARC expressed their concerns of potential fire hazards to the community with this type of fuel and strongly recommended the use of natural gas. Brian Wahlert raised the issue of whether the greenhouse complied, should comply or could comply with the “Guiding Principle” clause of the Covenants which states that structures must be painted, stained, or constructed with materials in earth tones and compatible with the surroundings. Mr. Hirshland will forward current

information on the proposed project. The ARC will have further discussions, including consulting with the PBH HOA Board, to determine future actions.

2. Browning/1043 North Cedar Brook Drive. Mr. Browning is replacing and expanding an existing wood deck. Construction drawings have been submitted to Boulder County. The decking will be fire resistant. Boulder County has requested that Mr. Browning remove an existing wood structure from the site. Removal is planned in the near future. Mr. Browning will forward a final copy of the construction drawings and Boulder County Permit. The project was approved pending submittal of these documents.

DESIGN REVIEW FOLLOW UP

1. Butterfield/209 Boulder View. The project is under construction and is the repair/replacement of an existing exterior deck. The project was not reviewed or approved by the ARC and was brought to our attention by inquiries from neighbors. The owner has submitted a Boulder County permit for the work. The ARC will consider the work as maintenance/repair of an existing structure. The ARC will ask the owner to submit a copy of the construction documents for their records.
2. Chatfield/ 594 Wild Horse Circle. The project is an addition to the existing residence and was previously submitted for preliminary review and approval. The project has been submitted to Boulder County for review and permitting. A final ARC review will be scheduled once Boulder County review and permitting is complete.

COVENANTS, COMPLAINTS AND ISSUES

1. Chief Benson was unable to attend the ARC meeting to discuss fire hazards and prevention. The committee discussed the proposal of posting “High Hazard Area-No Smoking” signs at construction sites and along the roads of PBH. The Committee agreed that signs should be posted at construction sites but not along the roads...the signs would be ineffective and unsightly.
2. Maybee/71 Acorn. A retaining wall has collapsed creating an unsightly and potentially dangerous condition. The ARC brought this to the attention of Boulder County last summer. It is our understanding that the County has required the owner to take corrective actions. Barry Aaron will follow up with the County to determine the status.
3. Meisels & Melshenker/765 Pine Brook Road. It has come to the attention of the ARC that the owners have submitted construction documents to Boulder County. The structure(s) were recently involved in a structure fire and will require significant repairs. The ARC has contacted the owners requesting information on the proposed work. The owners responded that they are aware of the Covenant requirements and intend to comply in a timely manner.

GENERAL

1. The meeting minutes for the February ARC Design Review meeting were approved and will be posted on the PBH website.



Architectural Review Committee (ARC)

2. After discussions with Dr. Allen Saville, HOA President, it has been agreed that records and submissions to the ARC will be archived for seven (7) years. Records older than seven years will be discarded.
3. Due to the length of the meeting, the discussion regarding ARC member responsibilities was postponed.

ENHANCEMENT INITIATIVE

1. Logo and Linden Entry Sign. A logo is being studied for use by the PBH HOA and other PBH organizations. The logo or portions of the logo may be incorporated in the Linden entry sign.
2. Flood Memorial/Linden Drive & South Cedar Brook. Funds are being collected for the memorial. An easement will be required for the project which is located on the property of Glennis Walters and Steven Smith at 25 South Cedar Brook. A survey of the property under consideration (south east corner) and legal documents will be required. Jim Eyster will initiate the process. Cost of surveying and legal documentation is estimated at \$500.

The next ARC Design Review Meeting will be held Tuesday, April 14, 2015 at 7pm at the Community Center (1907 Linden Drive).