

Architectural Review Committee

Meeting Minutes

May 2015

The ARC Design Review meeting was held Tuesday May 12, 2015 at 7pm at the Community Center. In attendance were Rob Gordon, Neil Patel, Tim Triggs, Jim Eyster and Mike Von Hatten.

The Committee members were to meet at 6:30 to purge the ARC files. Mike Von Hatten and Jim Eyster arrived and examined the files and found that many of the files were for the initial construction of homes in PBH and that the documents would be valuable and interesting information for current owners. Plans will be made to make the documents available to residents.

DESIGN REVIEWS

1. Curtis & Chatfield/594 Wild Horse Circle – House addition...final review – Boulder County permits to be issued. Demolition to start in one week. Exterior colors to be in the “sage” family. The project was approved and the review fee was received. (see notes from preliminary review for additional information)
2. Brown/85 Timber Lane – Rebuilding exterior deck. Boulder County issued a “stop work order”. The project was not submitted for review by the ARC. The project will be reviewed once Boulder County permits have been obtained.
3. Combs/59 Beaver Way – Exterior painting – Mike Von Hatten worked with the Combs to expedite approval of paint colors to allow the start of the project. The colors approved were in the “sage” family. The committee formally approved the colors.

DESIGN REVIEW – MISC.

1. Hirshland/2064 Timber Lane – Greenhouse – Boulder County permits have not been issued.
2. Kisiel & Wojcik/2350 Linden Drive – Neil Patel contacted the owner to discuss the total remodeling of the exterior of the house and site without formal ARC review and approval. The owner was granted a verbal approval from Neil for minor siding repairs. The owner states that Boulder County permits are in place. Status of the situation remains unclear.
3. Mohr/Pine Brook Road – The Mohr’s questioned whether the carving/sculpturing of tree trunks were permitted in PBH. The Committee agreed that the carving was not under the committee’s oversight and the owner can proceed.
4. Brucker/2315 Linden Drive – proposing the replacement of a low retaining wall adjacent to the driveway. Submittal will be made in near future.

5. Miesels & Melshenker/765 Pine Brook Road – Asbestos removal in progress.
6. Chavez & Ryan/12 Boulder View – Demolition and new house – Demolition to start soon; permits for construction to be obtained soon. ARC Construction sign to be posted.
7. A submittal has been received from Boulder County for an addition to the house at 1145 Timber Lane owned by the Watt's. The owner has not contacted the ARC.
8. Staat/565 Timber Lane – Exterior remodeling - The Staat's will not be replacing the existing roof at this time...might replace in several years. Construction sign to be posted.

COVENANTS, COMPLAINTS AND ISSUES

1. Tatman/43 Beaver Way – A water pump was being illegally installed in the stream adjacent to the property. Bob de Haas was notified and measures were taken to have the pump removed.
2. Maybee/71 Acorn – Collapsed retaining wall – The Maybees did not respond to ARC correspondence and have not proceeded with corrective measures required by Boulder County. Jim Eyster to follow up with Boulder County.
3. The committee discussed the need to define allowable accessory structures. While the Covenants essentially prohibit accessory structures, many exist in PBH...some approved, many not approved. Several members argued that accessory structures should be considered on an “as proposed” basis. No further action taken.

GENERAL

1. The April Meeting Minutes were approved. Minutes will be posted on the PBH website.
2. ARC Construction Signs need to be posted on the sites of approved projects including: Staats, Curtis/Chatfield, and Chavez/Ryan. Barry Aaron to install.

ENHANCEMENT INITIATIVE

1. Mike Von Hatten and Bob de Haas met with EZ Excavation at South Cedar Brook and Linden Drive to review the flood memorial park project. EZ Excavation has proposed doing the earthwork at a substantial discount to the community. Bob will contact Boulder County to determine whether any future drainage improvements are planned for the area that might impact the project.
2. Mike Von Hatten met with Ecoscape to review the project. Ecoscape will provide landscape design as a community service.

The next ARC Design Review meeting will be held June 9, 2015 at 7pm at the Community Center.