

Architectural Review Committee

Meeting Minutes

Tuesday, February 9, 2016

MEMBERS PRESENT:

- Eric Erickson
- Jim Eyster
- Tim Triggs
- Brian Wahlert (HOA board chair and acting liaison)

MEMBERS ABSENT:

- Tom Anglewicz
- Rob Gordon
- Rob Quinn – HOA Board Liaison

GUESTS PRESENT:

- Ian Williamson
- Keith Webber

WELCOME AND INTRODUCTION

The meeting was convened in the PBH Community Center at 7:00 p.m.

NEW CASE PRESENTATIONS

Ian Williamson and Keith Webber presented final site and building plans and color samples for the construction of a new house by owner Williamson at 819 Timber Lane. With the receipt of 2 hard-copy and 1 digital copy of the site and building plans, the ARC approved Ian's application to the ARC with the proviso that he provide a specific description and/or samples of roof color and material before beginning construction. Eric will follow up. Construction is estimated to begin in late spring, 2016. An ARC construction sign will be posted at the building site on or about April 1.

Eric Erickson presented an email application from Kane Hanson architects for the construction of a new swimming pool at the Wise residence, 1530 Timber Lane. Preliminary approval was granted pending confirmation from the architect that the project will comply with Boulder County regulations on barrier fencing/pool-covering or any other requirements." Eric will follow

up with the architect. Jim will contact a PBH resident to determine what issues he faced in the construction of a pool on his property.

PREVIOUS MEETING MINUTES

The minutes from the ARC meeting on Tuesday, January 12, 2016 were approved as written

OPEN CASES REVIEW

Melshenker residence at 765 Pine Brook Loop – Fire damage repair: Jim Eyster who is the ARC case manager for that project will contact the contractor, Blue Sky, for an update on the project.

KNOWN CONSTRUCTION PROJECTS UNDERWAY WITHOUT ARC APPROVAL

McCormack residence at 2433 Linden Drive – Deck repair, Tim Triggs, case manager. No new update at this time. Tim will continue to monitor.

OPEN ACTION ITEMS UPDATE

Open case tracking spreadsheet – Erickson: Draft spreadsheet presented. Erickson will continue refinement.

Old files purge – Gordon and Erickson: Not yet started. Rescheduled for March.

Web page revisions –Wahlert and Erickson: Scheduled for March/April. The idea of a customer review of contractor/vendors on the HOA website was tabled in favor of continued reliance on the Yahoo Group postings.

New ARC advertisement sign design proposal—Gordon: Not yet started.

NEW BUSINESS

None

COMMUNITY ENHANCEMENTS

Tim Triggs reported that he had installed a second solar-powered spot light on the new PBH entry sign and that it considerably enhanced the night time visibility of the sign. Again, the members present unanimously thanked Tim for his design and management of the project. The new sign has been well-received by the community.

ACTION ITEMS SUMMARY



Architectural Review Committee (ARC)

- Williamson 819 Timber Lane Project : Eric Erickson – April/ Ongoing
- Open Case Spreadsheet: Eric Erickson – March/April 2016
- Melshenker 765 Pine Brook Loop update: Jim Eyster – Ongoing 2016
- McCormack 2433 Linden Drive case update: Tim Triggs – Ongoing 2016
- Old files purge: Rob Gordon and Eric Erickson – March/April 2016
- Fast Track/Mission/Process web page revisions: Erickson/Wahlert– March/April 2016
- New ARC advertisement sign detailed proposal: Rob Gordon – March 2016

Respectfully submitted,

Eric Erickson

Acting Recorder