

# Architectural Review Committee

## Meeting Minutes

### Tuesday, May 3, 2016

#### ***MEMBERS PRESENT:***

- Eric Erickson
- Jim Eyster
- Tim Triggs
- Rob Gordon
- Rob Quinn – HOA board Liaison

#### ***MEMBERS ABSENT:***

- Tom Anglewicz

#### ***GUESTS PRESENT:***

Param Singh, Mike Von Hatten, Jon Hembury, Kelly Richardson, Scott Rodwin

#### ***WELCOME AND INTRODUCTION***

The meeting was convened in the PBH Community Center at 6:53 p.m.

#### ***FAST TRACK APPLICATION REVIEWS***

63 Alpine Way. Param Singh presented his proposal for ground mounted solar array. Project approved based on panels not a visual issue and panels being non-reflective.

500 Pine Tree Lane. Mike Von Hatten presented his proposal for electrical backup generator. Project approved based on low decibel level and not a visual issue.

296 Alder Lane. Roman Hought proposed shot-crete of driveway embankment. Project approved based on rendering indicating a natural rock type look.

994 Timber Lane. Acheson proposed new residential deck. Approved based on submitted drawings.

1145 Timber Lane. Watts proposed garage apron expansion. Approved based on submitted drawings.

### ***COMMITTEE APPLICATION REVIEWS***

795 Pine Brook Road. Preliminary review. Jon Hembury presented drawings for a new home with detached garage. No problems were noted, except that covenants may limit the detached garage to a one car type. Expect final presentation at June 14 meeting.

208 Alpine Way. Preliminary review, Richardson. Kelly Richardson and Scott Rodwin (of Rodwin Architecture) presented drawings for a new home. No problems were noted. Expect final presentation at June 14 meeting.

### ***APPROVED PROJECTS UPDATE***

819 Timber Lane. Williamson. Eric Erickson showed the proposed flat roof foam with top finish color. Color was approved.

### ***PRELIMINARY QUERIES UPDATE***

80 Alder Lane. Shapiro, construction of new home with detached studio. Application has not been submitted to ARC. BoCo Site Plan Review is underway with deadline for comments of May 16.

No hard mail or email has been sent to the neighborhood by the County. Thus Eric Erickson will send the County SPR pdf file to the neighbors indicating the County comment window, as well as an invitation to attend the preliminary ARC review on June 14. Covenants may restrict the construction of the detached studio.

1530 Timber Lane. Wise. New tennis court. Item was postponed due to time restraints.

### ***OBSERVED CONSTRUCTION UNDERWAY WITHOUT ARC APPROVAL***

765 Pine Brook Road. Melshenker. Significant progress was noted.

1670 Timber Lane. Levin. Unsightly wire fence. Item was tabled.

### ***OPEN ACTION ITEMS UPDATE***

Old file purge, Rob Gordon and Eric Erickson. Item was tabled.

New ARC advertisement sign design proposal. Eric displayed first draft and also proposed modifications for greater legibility.

### ***NEW BUSINESS***

Eric shared his ideas on how the Committee would view projects and would be able to approve Fast Track projects on line.



Respectfully submitted,  
Tim Triggs  
Acting Recorder