

# Architectural Review Committee Meeting Minutes Tuesday, August 8, 2017

## ***MEMBERS PRESENT:***

Eric Erickson  
Rob Gordon  
Tom Anglewicz  
Tim Triggs  
Rob Quinn – HOA board Liaison

## ***MEMBERS ABSENT:***

Jim Eyster

## ***GUESTS PRESENT:***

Jim Adams, Kevin Bundy, Brad Frey, Marge Franklin, Rich Franklin

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

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

## ***COMMITTEE REVIEW:***

### ***UYESHIRO - 128 WILD HORSE CIRCLE – ADDITION - Preliminary Review***

Presentation by architect Michael West; Eric Erickson-case manager

1,100 square foot addition on two floors. Preliminary approval given by ARC.

Color samples will be forwarded to the committee. Final approval will require a BoCo building permit.

### ***BLOOM – 1151 TIMBER LANE – NEW HOME – Preliminary Review***

Presentation by architect Adam Oklesh; Eric Erickson-case manager

Public notice has been posted. Courtesy notes have been sent to neighbors.



## Architectural Review Committee (ARC)

4,000 square foot home on 3 floors. Preliminary approval given by ARC.

### **FAST TRACK REVIEW:**

#### **HAAS – 316 PINE TREE – GREEN HOUSE**

No representation at meeting. Final Approval given by ARC.

#### **FRASER 75 ALDER LANE – BASKETBALL/SPORTS COURT** – Application Pending

Eric Erickson –case manager.

Erickson reported the following:

*On-line application cover sheet submitted by property owner on June 16, 2017.*

*No supporting site plans or elevations have been received to date.*

*In accordance with ARC protocols and property owner's indication that supporting documentation may be available for an official review on August 8th, courtesy notifications were sent to twelve property owners in close vicinity to subject property on July 26, 2017. Five responses were received, two in strong support of the project, one tentatively in support pending receipt of supporting documentation, one with concerns over potential noise and traffic and one opposed to the project.*

Preliminary Review tentatively scheduled for September 12<sup>th</sup> dependent on receipt of supporting documentation.

**PUBLIC COMMENT:** Three visitors present.

One visitor requested guidance from the HOA/ARC on available, Covenant-based measures for controlling residential, detrimental noise in the vicinity of 1531 and 1581 Timber Lane.

Two visitors expressed supporting concerns about the Timber Lane issue as well as significant concerns about the proposed sports court at 75 Alder Lane, in particular about its consistency with their interpretations of the PBH Covenants.

An inter-active discussion between the visitors present and ARC members ensued.

A consensus emerged that while the ARC is clearly authorized to enforce the terms of Articles 3.1 and 3.2 of our Unified Covenants, its responsibility for addressing and including in its decision criteria, the issue regarding unpermitted detriments in Article 3.4 requires HOA clarification.



## Architectural Review Committee (ARC)

***ACTION ITEM:*** Erickson will present the need for such clarification at the forthcoming HOA Board meeting on August 22<sup>nd</sup>.

***MINUTES FROM PREVIOUS MEETING*** – July 11, 2017. Approved.

***MEETING ADJOURNED*** – 9:30 pm.

***RESPECTFULLY SUBMITTED,***

Tim Triggs

Recorder