

Architectural Review Committee

Meeting Minutes

July 9, 2020, 7:00 p.m.

The following people attended the zoom conference:

Sylvia A, Rob G, Jim E, Kevin, Natasha B, and developer Eric Miska, his architects Colin & Andrea from Amble architecture, and general contractor Isaac Savitz from Silver Lining Builders

This meeting covered the following topics regarding the new build at 219 High View Drive from 700-820pm

Exterior of the house (roof and siding) after asking the neighbors for approval for color/material choices which were initially a rusted steel patina siding and a metal roof to match this tone, the feedback was that the neighbors did not like these colors or materials and asked for them to be more neutral. The builder and architect then chose black matte metal siding and a black roof which we all approved and the neighbors were satisfied with these changes as well.

In addition there will be some exterior stacked rock work around the front entrance to the home and these rocks will match the surrounding earth/ rock tones of surrounding elements.

We briefly reminded them about the exterior light placement, and the need to install windows and skylights that conform with PBH and BOCO requirements.

The builder and architects have been in contact with the neighbors about their project and it seems that a resolution has been reached on the exterior aesthetics.

Note: Someone from ARC should send the architects/builders the PBH/ Boco guidelines ASAP on exterior light placements and glazed windows that do not cause any glare issues.

In addition the placement of the driveway was discussed in relation to where the existing water taps are located, with concerns they may be run over or damaged by the placement of the driveway or construction vehicles. This issue was discussed until all parties were in agreement of what was needed. Kevin was very concerned as this project is adjacent to his driveway and the shared water pipe taps. The builder promised to make sure this was taken care of.

Jim, Sylvia, Rob and Natasha all shared their recommendations with the builder and architects about the steep slope, materials used and placement of driveway to prevent ice formations and access in the winter months. The builder and architects all took note and were appreciative of the information. They will share these concerns with their engineer. At this time there are no permits for the driveway or retaining wall.

Jim, Kevin, Rob all had questions about the large retaining wall that will be constructed of a highway grade retaining rock wall (to match the color of the existing natural stone/ earth of the site). They spoke of past issues with failed retaining walls in PBH and the need to make sure they get an engineer to review and advise on this part of the project. The builder and architects all agreed to do



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so. The type of rock retaining wall to be built is similar to the latest one that one can see to the north of Linden and you drive into PBH.

Kevin took the lead to create an email list of all neighbors and the builder architect so they can be updated and in contact for any and all building concerns that may arise during this project.

Overall, the conversation with the builder, the architects and having neighbor feedback about the project went well and we are waiting to hear about the remaining necessary permits from BOCO for this project which they promised to provide as soon as they receive them.

Notes: Someone from ARC should check up on this in one month's time and see what permits have been issued and send a link to the exterior lights/ window glazing requirements.

After all guests had left the call and almost all ARC members had logged off, Jim brought up the issue of people having signs (political, realtor, ect) in their yards. His concern was that there are some of these signs in areas that are not in appropriate locations (and he felt they should be removed. Natasha & Kevin and Jim all agreed that in accordance to PBH/ Boco guidelines these signs are allowed on your property and that ARC was not meant to be removing these signs.

Natasha spoke about that she felt it was ok for realtors to have signage for showings in visible and relevant areas to help guide clients to the homes as gps doesn't always work in our area & newcomers might get lost. But after the house was sold or there was not an active showing the signs should be taken down promptly. Jim will write an email to the Pine Brook press asking for community compliance for not placing them anywhere except on private property.

These are the minutes of that meeting to the best of my recollection, if i find the original notes, I will write them up and send them to you. In those notes i had all the material names and exact colors. I have no idea where they are at the moment. My apologies for this delay.

Natasha Bodorff