

Architectural Review Committee

Meeting Minutes

August 10, 2022, 7:00 p.m.

ARC members in attendance via Zoom:

Rob M

Natasha B.

Rob G

Eric M.

Sylvia A.

Ethan L

Neighbours, contractors, architects, guest in attendance:

Adam Casias: Studio 1, Architect

David Strong, owner of 61 Wild Horse Circle (1.65 acres)

61 Wild Horse Circle preliminary review

New Build. The Site Plan Review has begun with Boulder County. We looked over renderings. It is a very steep and sloped lot. Beck Builders out of Vail will be the GC. Kevin O'Donnell, the contact, was not present at this meeting.

The group went over all relevant concerns, such as noise impact from the outdoor pool (fencing around pool), cost of water to fill up the pool, need to choose another exterior colour (not white), glazing of windows, all exterior lights downfacing, exterior lighting in general, appropriate earth toned colours, fireplace caps, grading of slopes to prevent landslides, that there is a driveway with emergency vehicle turning space, fire mitigation, what is expected in PBH & what the Covenants say around all these issues.

Owner and architect will take all of these into consideration and amend to abide by PBH covenants.

We spoke about fire retardant siding. The house will be a mix of stone, fire resistant siding and have a black metal roof, black metal railings and black matte window frames and exterior doors and garage doors. The architect and owner will provide links to all materials, paint colours

etc. in the future review phase.

After the Wild Horse Circle project was finished, ARC members went over what colours were acceptable for natural stone, with the consensus being that white is not acceptable, just as white paint isn't OK. In addition, the new BOCO ruling that allows for an ADU unit for all unincorporated Boulder County residents was discussed at length and the end result was that



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the board would not advertise this, and it would be decided on a case by case basis, taking into consideration the zoning laws of the PBH Covenants when making a decision on this in the future. Sylvia sent all board members the Daily Camera article of the BOCO announcement. Eric M. spoke about a possible non conforming casita on N. Cedar Brook that the ARC board did approve as an art studio, but that now is being used as an ADU. Also this home is believed to have multiple renters that could violate the BOCO rental laws as well as PBH covenants. We decided to let the neighbours complain to the county and to bring it up with the owner who lives on the property.

The meeting was adjourned at 8:15 pm.