



Architectural Review Committee Meeting Minutes October 11, 2023 7:30 p.m.

ARC & HOA members present: Rob Mohr, Sylvia Andrejczuk, Brandon Saltmarsh

In attendance: Hans Cerny, architect, ESA Architecture

Ugljesa Janjik, owner's representative for Chris Woods

On the agenda was the preliminary review of a house addition at the Woods residence at 3 Wildwood Lane.

Email notification was sent to 10 email addresses advising surrounding neighbors of the plans and the scheduled review. No comments were received in reply.

This will be a 1223 square foot addition on the rear of the house. It will add rooms to all 3 levels on the rear.

The project has obtained Site Plan Review approval from Boulder County. Rob asked how did the project receive approval when the proposed total square footage of 6623 square feet exceeds Boulder County's "presumed size maximum" of 4845 square feet. The architect explained that Boulder County allowed them to compare the proposed size of the house with 2 adjacent houses: 50 Wildwood Lane and 805 Pine Brook Road. The average size of those 2 houses allows the Woods house to enlarge to 6623 square feet.

As part of this construction project, the entire house will be resided. The house is currently beige and they intend to change to greys and browns. They will be choosing colors in the next 2-3 weeks. We told them that grey and browns would likely be approved. Hans said they plan to make the front entry door white. Sylvia advised him that white is not desirable as an exterior color as it stands out and is not in harmony with the character of the neighborhood. Hans appreciated the input agreed to darken the color of the front door.

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Architectural Review Committee (ARC)

They said they have a good plan for where to park their construction vehicles during construction, which was an issue during a previous project at this address. They intend to apply for a building permit approximately in December.

The ARC gave preliminary approval to the 3 Wildwood Lane project.

After the review of the project, the ARC members discussed our practice of informing surrounding neighbors of construction plans. Brandon stated his belief that the home owner with construction plans should be the person to inform the surrounding neighbors. Sylvia and Rob felt that either the owner or the ARC can inform the neighbors, as there has never been a complaint from an owner about the ARC doing it.