

# Architectural Review Committee

## Meeting Minutes

### November 21, 2025 7:00 PM

#### Attendees:

- Rob M.
- Sylvia A.
- Natasha B.
- Eric M.
- Jason H. (homeowner )
- Sarah H.(homeowner )

#### 1. Project Review – 191 Alder Lane

##### A. Landscaping Project

- Led by homeowner Jason H.
- Includes general landscape updates and irrigation planning.

##### B. Sunroom Addition

- Proposed addition to the front of the house.
- **Windows:** Low-e glass, bronze/metal trim.
- **Side paneling:** Glass + sheet paneling, bronze-colored trimming.
- **Dimensions:** ~12 ft × 13 ft (≈156 sq ft).
- **BOCO permit** required for the sunroom.
- All ARC members **approved** the sunroom design.

#### 2. Additional Landscape Discussion

##### Sylvia's notes:

- Provided background on previous landscaping issues.
- Neighbors had raised concerns about visibility on a previous landscaping project, especially near the property line.
- Goal is to ensure the work remains neat and minimally visible from the street.

##### Rob M.:

- Emphasized that the project's visible portions matter most to ARC review.

### **Native Plant Requirement**

- Native plantings expected where possible.
- Irrigation system should support drought-tolerant species.

### **Master Gardener Input**

- Recommendations:
  - Use drought-resistant plants appropriate for elevation and local soil.
  - Final plant list to be reviewed.

### **Grading**

- Clear grading plan required.
- Some work will require heavy equipment.

### **3. Additional Site Work - Lawn & Soil**

- Plan to **add soil** and remediate past water erosion.
- Replace old timber retaining walls with **stone retaining walls**.
- Some existing fencing may require adjustments.

### **Driveway**

- Needs attention for water flow; homeowner pursuing approval.

### **Frontier Grass / Turf**

- Considering low-height, drought-resistant **buffalo grass** or similar species.
- "Sports short PR" note likely refers to type/height of grass preferred.

### **4. Timing, Visibility & Water Direction**

#### **Timetable**

- Work expected to begin **Spring 2026**.

#### **Rob M.:**

- Confirmed the building site is **not visible by most neighbors**.

#### **Swales & Water Flow**

- Homeowner will add swales to direct water appropriately.
- Parking area and hardscape not expected to be impacted.

#### **Approval Status**

- Landscaping concept generally approved pending:
  - Final plant list
  - Irrigation details
  - Grading plan
  - Boulder County sunroom permit