

Spring Creek Ranch Homeowners Association
Architectural Committee Meeting Minutes

May 6th, 2011

Committee Members present: Tom Taylor, Chris Knowlton, Florence Lemle,
and Kent Van Riper.
Committee Members absent: George Kallop
Homeowners: None
SCR Staff: Sharon Kuehn (absent)
Professional Consultant: Jackson Brandenburg

I. Opening

- a. Meeting called to order by Tom Taylor at 9:05 AM
- b. Quorum established

II. Approval of Minutes

- a. No meeting in April 2011

III. New Business

a. Amangani Lot 10, 2nd submittal Sybert Residence by Mitch Blake, Ward & Blake Architects;

The Amangani Architectural Committee has addressed the lighting issue and a good deal of the landscape lighting has been removed.

The boulder retaining wall along the driveway is 8' tall. This could be an engineering issue with the County. If the engineering or cost proves problematic Mitch Blake will revert to the design shown in the first submittal which was to grade from driveway and flow onto sod roof.

Cedar siding is being used and the stain will be the same as was approved for Lot 22. Samples will be submitted to Amangani Architectural Committee for approval.

Reviewed Spring Creek Staging items.

The General Contractor is Andrew Parker from Park City, Utah. He has been asked to contact Jackson Brandenburg to schedule a preconstruction meeting.

Motion to approve 2nd Submittal for Sybert Residence: Florence
Second: Kent
In favor: Unanimous

**b. Spring Creek Ranch Ridge Lot 50, 2nd submittal
Paustenbach Residence by Rick Merrell, Dynamic Design;**

Since the last submittal a height study with story poles determined the property does skyline. The height of the residence was dropped by 3'0" to address this issue with the County.

The chimneystacks were lowered in response to the Spring Creek Ranch Architectural Committee.

Rick Merrell confirmed that the B light fixture will be mounted at 18" above grade with the light pointed down. The image on the drawing showed it pointing up.

Reviewed landscape plan for trees outside the building envelope that could have view impacts on lots to the south. Rick will update the drawing to pull back the 2 lodge pole trees at SW corner and 3 spruce trees. Revised plan will be forwarded to Jackson Brandenburg.

Motion to approve with conditions noted by: Kent
Second: Florence
In favor: Unanimous

**c. Amangani Lot 5 Tom Taylor Owner/Applicant & Architect,
2nd submittal by Tom Taylor**

Reviewed Spring Creek Architectural Committee staging items.

Reviewed landscaping species item raised by Amangani Architectural Committee and resolution to use these flowers only in contained beds next to the house.

Samples of exact tone to be used on redwood siding will be submitted to Amangani Architectural Committee.

Reviewed dry creek bed feature.

Motion to approve by: Kent
Second: Florence
Passed: 3-0 with Tom Taylor abstaining

IV. Old Business

- a. Impervious Surface Tracking – nothing at this time.
- b. Nothing on tree heights and view corridors at this time
- c. Review and implementation of construction restrictions for condominiums ending from Stephen Price.
- d. Other

V. Motion to adjourn:

Motion to adjourn: Kent
Second: Florence
In favor: Unanimous
Adjourned at: 10:00 AM

Next meeting will be held July 1, 2011 at 9:00 AM Spring Creek Ranch Board Room.