

Spring Creek Ranch Homeowners Association
Architectural Committee Meeting Minutes

July 12, 2016

Committee Members present: Tom Taylor, Kent Van Riper and Florence
Lemle

Committee Members absent: Donna Falk and Peter Warshaw

Secretary/Consultant: Jackson Brandenburg

Other: Virginia Nowicki

I. Opening

- A. Meeting called to order by Tom Taylor at 9:03 AM
- B. Quorum established

II. Approval of Minutes

- i. May 2016 minutes were approved.
 - Motion: Kent
 - Second: Florence
 - Vote: 3-0-0

III. New Business

A. Sun Dance Lot 7 – Pisano Addition

- i. Bob Pisano described the proposed addition. John Stennis of Gilday Architects attended to answer questions.
- ii. John obtained the amount of total impervious surface available to Sun Dance Lodges from the county. The figure shown matches the AC's impervious tracking. The set of drawings submitted do not show the amount of added square footage. John will include this in the final set.
- iii. Construction staging plan needs to be further revised to note that all parking must be on the project site and not SCR roads.
- iv. Grading plan is currently being prepared and will be submitted. Also, a landscape plan will be submitted to address reclamation of disturbed areas and plantings to obscure the exposed foundation on the North elevation.

- v. Exterior lighting needs to be selected and submitted. Bob is trying to locate 3 of the Hubbarton Forge fixtures that were used in their 2007 remodel. They have been discontinued, so an alternative may need to be selected. The fixture cut sheet must be submitted along with a lumen calculation.
- vi. The closet/laundry connector between the current structure new garage has a flat roof. John clarified that his is proposed as Black EPDM. It is a small area and sloping away from the street side, so the AC is alright with this material being used.
- vii. Motion to approve as a final submittal, subject to submittal of a revised set addressing the issues above.
 - Motion: Florence
 - Second: Kent
 - Vote: 3-0-0

IV. Old Business

A. Choate Exterior Lighting Mock-Up

- i. Fabrication of the remaining metal shields is underway and installation will occur next week. Additional 75W LED bulbs will also be ordered.
- ii. Tom recommended that when bulbs are replaced at the Gruens and Harvest Dance units they should be changed to LED bulbs. Kent will provide Jackson with the type of bulb he has been using so SCRM can use

V. Motion to adjourn at 9:31 AM.

Motion: Tom
Second: Kent
Vote: 2-0-0

Next meeting will be held August 2, 2016 at 9:00 AM Spring Creek Ranch Board Room.