

Spring Creek Ranch Homeowners Association
Architectural Committee Meeting Minutes

May 2, 2017

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

Committee Members absent: Peter Warshaw

Secretary/Consultant: Jackson Brandenburg

Other: Virginia Nowicki

I. Opening

- A. Meeting called to order by Tom Taylor at 9:01 AM
- B. Quorum established

II. Approval of Minutes

- i. April 2017 minutes were approved.

Motion: Kent
Second: Florence
Vote: 4-0-0

III. New Business

A. Elk Dance Lot 43 – Lummis Landscaping

- i. John and Patty Lummis attended and described their new planting submittal. John presented the original 2007 approved landscaping plan and explained history of the tree discussions, trimming, etc. with the neighboring owners.
- ii. Kent noted that this is more landscape maintenance rather than an addition given that existing trees are being replaced. The aspens that are being replaced are taller than the spruce being proposed. These existing trees are outside the building envelope, however they do not block the view of major peaks. In the future if these trees grow over the allowable height in the HOA regulations the owner of Lot 43 is responsible for trimming.
- iii. Motion to approve the submittal.
 - Motion: Donna
 - Second: Florence
 - Vote: 4-0-0

B. Choate 3120 – Mitchell Addition

- i. Jackson described the revised garage elevation which adds detail to the roof line and garage door. The added elements at the roof match the log rafters and columns seen at the typical Choate entry porches.
- ii. The Committee feels this proposal enhances the character of the Choates.
- iii. Motion to approve the revised garage elevation.
Motion: Kent
Second: Donna
Vote: 4-0-0

C. Design Guidelines Update

- i. Reviewed the proposed updates to the Guidelines and discussed language adjustments.
- ii. Committee members will review the redlines for any additional suggested adjustments and send comments to Jackson by next 5/9.

IV. Old Business

A. Ranch House to Amangani Path

- i. Tom, Kent, Jackson and Stuart Lang walked the path options and then met with Mark Hershberger, landscape architect. Kent described the various options considered. Mark is preparing concept drawings and construction estimate of the suggested route for presentation to the Board.

V. Motion to adjourn at 10:25 AM.

Motion: Florence
Second: Donna
Vote: 4-0-0

Next meeting will be held June 6, 2017 at 9:00 AM Spring Creek Ranch Board Room.