

Spring Creek Ranch Homeowners Association
Architectural Committee Meeting Minutes

June 12, 2017

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

Committee Members absent: None

Secretary/Consultant: Jackson Brandenburg

Other: None

I. Opening

- A. Meeting called to order by Tom Taylor at 11:18 AM
- B. Quorum established

II. Approval of Minutes

- A. None.

III. New Business

A. Gruen 3112 – Van Riper Shade Sail Submittal

- i. Kent presented his submittal for a sun shade which was also well described previously in the email submittal. Kent has recused himself from the voting given that it is his submittal.
- ii. Kent has obtained email approval from his immediate neighbor to the north, the Gardiners in 3111. Kent also has email approval from Andy Schilling who owns the lots to the south.
- iii. Donna asked if the support posts were within the envelope for 3112. Kent thinks the post might be just on the line, but isn't certain as he hasn't had the deck surveyed. All elements of the shade sail must be within the envelope. This might require the support posts to be mounted to the deck rather than placed in the ground beyond.
- iv. The proposed shade does not block any views of the Teton Range and neighbor approval has been obtained. Any future submittal of a similar feature would require similar view study and neighbor approval to be considered. Florence feels that if in the future, a neighbor objects to the shade sail

because it is blocking a view of the major peaks, then the sail must be removed.

- v. Donna does not feel this feature would be in keeping with the contemporary rustic western feel of Spring Creek Ranch. Peter feels that it does fit that requirement.
- vi. Florence noted if there is damage to the building caused by the shade sail being detached in a wind storm or for any other reason, then the owner of 3112 is responsible for the cost of repairs.
- vii. This submittal is considered an exterior furnishing rather than a structural addition.
- viii. Motion to approve the shade sail submittal with the conditions stated above regarding 1) location within building envelope, 2) future neighbor view objections, and 3) owner responsibility for siding damage.
 - Motion: Peter
 - Second: Tom
 - Vote: 2-0-2 (Donna & Florence abstaining)

B. Gruen 3112 – Van Riper Flag Submittal

- i. Kent also requested formal approval for flying an American flag off the front of his garage. Tom noted that American flags look great as long as they are maintained and not frayed.
- ii. Motion to approve the flag.
 - Motion: Peter
 - Second: Florence
 - Vote: 4-0-0

IV. Old Business

A. Design Guidelines Update

- i. A sentence will be added to Section 2.2.4 clarifying that regular meetings may be cancelled if there is no major submittal to review.

V. Motion to adjourn at 11:57 AM.

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

Next meeting will be held July 11, 2017 at 9:00 AM Spring Creek Ranch Board Room.