

Spring Creek Ranch Homeowners Association
Architectural Committee Meeting Minutes

August 1, 2017

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

Committee Members absent: Kent Van Riper

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

- A. May 2017 minutes were approved.

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

- B. June 2017 minutes were approved.

Motion: Peter
Second: Donna
Vote: 3-0-1 (Florence abstaining)

III. New Business

- A. Elk Dance #17 – Mackenzie Addition – Final Submittal

- i. Meghan Hanson attended to present the revised drawings. Todd Stoughton (contractor) attended to answer questions and show samples. Roy Mackenzie also attended.
 - ii. SCR impervious surface tracking currently shows 10,473 SF for this lot. Proposed total is 11,185 SF. There is enough reserve impervious surface to allow the increase of 712 SF.
 - iii. Added driveway areas is confirmed as asphalt.
 - iv. Meghan described the roofing forms that were explored after the preliminary submittal. The plat imposed height restrictions

are 4 feet less than what the county allows, which is part of what is driving the roofing pitch.

- v. The garage roof is still proposed as standing seam metal. Favorable feedback was received from 2 of 3 neighbors above the site that would have a view of this roof.
- vi. The large fascia that would be required for a sod roof on the garage roof would be thick and not aesthetically pleasing.
- vii. Metal shingles were not explored as an option. Todd is concerned these would not perform as well given possible ice damming with metal shingles. Meghan and Todd will explore metal shingles and propose colors if standing seam is not approved.
- viii. Based on the language of the Guidelines Section 4.2.2 and availability of other viable options, the Committee does not approve the request for a standing seam roof.
- ix. Standing seam is also not allowed for siding based on the Guidelines. CorTen panels in the locations proposed are allowed. The Committee would like to see the joints between panels expressed similar to what is indicated for the chimney. Applicant should submit a revised elevation with proposed panel layout.
- x. Meghan clarified that black metal fascia (A3.1, Note 11) is just planned for the flat roof over the entry.
- xi. Roof ridge heights are not shown on grading plan. Meghan will revise and submit.
- xii. Final stone selection has not been made, but both options would be OK. Final selection will be presented before the preconstruction meeting.
- xiii. There are two retaining walls proposed that do not comply with Section 4.3.3, "Retaining walls and cribbing should utilize natural materials such as wood timbers, logs, rocks and textured board-formed or color-tinted concrete." Meghan would like to cover the structural wall systems with the same Corten metal being used on the house. Their second choice would likely be stained concrete. The Committee needs more details on attachment and samples of the proposed metal cladding option. Meghan should submit photos or a mock-up. Tom thinks that whether the wall is Corten or

concrete it should be broken up into panels so it does not appear monolithic.

- xiv. The total lumens proposed at 7,372 are under the 10,000 allowed.
- xv. The Bruck light fixture shines up and needs to be replaced with one of the other wall sconces at the 2 locations it is used on the upper level – Guest Bed and Master Bed.
- xvi. The LED strip light near the fire pit bench is going to be mounted to the bottom of the bench and shining down. Meghan will submit a detail of the bench and light to confirm.
- xvii. Sheet A1.1 calls for seeding of disturbed areas with native grass seed mix. However, the landscape plans do not provide a native seed mix and are not clear on what happens to existing bluegrass areas past the “new lawn edge”. Meghan confirmed bluegrass would be removed in these areas and replaced with native seed. A seed mix will be submitted for approval.
- xviii. Existing air conditioning units are shown on the landscape plan as rectangles at the south side of the building, but they are not labeled. They are well screened by plantings.
- xix. Motion to approve the final submittal, with the exception of standing seam roof at garage, standing seam siding and retaining wall materials, and subject to submittal of revised drawings noted above and additional samples for additional consideration.

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

IV. Old Business

A. Design Guidelines Update

- i. An email motion was made on June 14, 2017 to approve the revised Guidelines and submit them to the Board for adoption.

Motion: Peter
Second: Florence
Vote: 5-0-0

- ii. The Board reviewed at their July 5, 2017 meeting and had a number of comments. The Board has not submitted their comments in writing, but Kent has requested it several times.

B. Amangani/Granary to Ranch House Pathway

- i. The Board reviewed the draft design at their July 5, 2017 meeting and had a number of comments and concerns. Kent has continued meetings with interested parties to further discuss options.

V. Motion to adjourn at 10:39 AM.

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

Next meeting will be held September 5, 2017 at 9:00 AM Spring Creek Ranch Board Room.