

Spring Creek Ranch Homeowners Association
Architectural Committee Meeting Minutes

February 8, 2017

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

Committee Members absent: None

Secretary/Consultant: Jackson Brandenburg

Other: Virginia Nowicki

I. Opening

- A. Meeting called to order by Tom Taylor at 9:11 AM
- B. Quorum established

II. Approval of Minutes

- i. August 2016 minutes were not reviewed.

III. New Business

A. Choate 3114 – Russell Interior Only Remodel

- i. Virginia Nowicki emailed on 2/15/17 regarding a call from 3114 about staging for an interior remodel.
- ii. Virginia Nowicki and Kent VanRiper each met with the builder to review staging constraints. Locations for dumpster and parking were discussed, but no drawing was submitted.
- iii. Email motion to approve staging plan.
 - Motion: Kent
 - Second: Tom
 - Vote: 5-0-0

B. Choate 3120 – Mitchell Snowmelt

- i. Jackson Brandenburg emailed plans on 1/24/17 showing a heated sidewalk between Choates 3120 and 3119.
- ii. Email motion to approve submittal.
 - Motion: Florence
 - Second: Peter
 - Vote: 5-0-0

C. Harvest Dance 3170/71 – Segal Remodel

- i. Sketches were submitted on 1/27/17 for a new window and storage closet at the entry of Harvest Dance 3170/3171.
- ii. Neighbor Mac Riley did not approval of original window design, but approved a smaller window submitted in a sketch dated 2/3/17.
- iii. The AC thinks the closet is OK aesthetically, but notes that the porch looks like it will be too tight once the closet is added. However this is not an AC issue. Applicant should make sure code clearances are maintained.
- iv. Motion to approve as a final submittal, subject to items noted above.
 - Motion: Kent
 - Second: Peter
 - Vote: 5-0-0

D. Roofing – Insurance Issues

- i. The Board asked the AC to look at other options to improve townhome roofing rating from Class B to Class A.
- ii. Considering metal roofing, asphalt shingles or other Class A rated options is a big deal would take more time for the AC and the rest of the community to consider this magnitude of a change.
- iii. Another option is to add cement board beneath the shakes to achieve a Class A assembly.
- iv. Given the need to keep the lower Harvest Dance re-roofing project on schedule for April, it seems that going with the option to add cement board under fire treated shake roofing is the best option.

E. Ranch House to Amangani Path

- i. The Board has decided to focus on the pathway as a safety issue and drop the Granary intersection redesign at this point. The Board asked the AC to look at options for pathway design.

- ii. It is not the AC's role to decide on the necessity of the pathway, but to review the aesthetics of a proposed path.
- iii. If a pathway is pursued, Tom recommends that the Board hire a landscape architect and/or civil engineer to design the pathway.
- iv. Kent has put together other options in a memo sent yesterday that don't involve building a path.
- v. Peter asked if experts like insurance companies and attorneys have been asked if adding a sidewalk would lower insurance premiums and reduce liability. Florence thinks that not having a sidewalk is a liability. The AC discussed that there are other liability issues that should also be addressed like snow removal from hydrants.
- vi. Tom and Kent will put together an outline for the AC to discuss over the next few weeks.

IV. Old Business

A. None.

V. Motion to adjourn at 10:04 AM.

Motion: Kent
Second: Donna
Vote: 5-0-0

Next meeting will be held March 13, 2017 at 8:30 AM Spring Creek Ranch Board Room.