

Spring Creek Ranch Homeowners Association
Architectural Committee Meeting Minutes

May 2, 2016

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

Committee Members absent: Kent Van Riper

Secretary/Consultant: Jackson Brandenburg

Other: Karen Van Riper

I. Opening

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

II. Approval of Minutes

- i. April 2016 minutes were approved.
 - Motion: Donna
 - Second: Peter
 - Vote: 4-0-0

III. New Business

A. Common Area Tree Maintenance

- i. Karen Van Riper made a presentation on the tree trimming and maintenance committee and project she is heading up for the Board. She showed photos of trees blocking views, acting as fire hazards due to closeness to buildings and causing damage to buildings.
- ii. The project will be implemented in several phases. The first will begin shortly with selective trimming/thinning. Trees impacting buildings will be flagged this spring and removed this fall. Thereafter, annual maintenance will be completed.
- iii. The committee bid the work to 3 arborists. The Board approved the bid from Arborworks last week.

B. Choate 3119 – Interior Remodel

- i. Jackson Brandenburg presented a construction staging plan for an interior remodel of Choate 3119. The owner would like to complete the work in the limited remodel summer season.
- ii. The staging plan shows that there will be no dumpster or temporary toilet outside from June 15 to September 15. A small dumpster will be stored in the garage and crews will use the existing toilets inside.
- iii. The owner also owns 3120 which shares a parking lot area with 3119. Therefore the construction crew parking in this area will not disturb any neighbors.
- iv. The AC thinks this type of staging plan should be a requirement for all interior only remodels at Spirit Dance and Harvest Dance units.
- v. Motion to approve interior remodel during summer 2016.
Motion: Florence
Second: Donna
Vote: 4-0-0

IV. Old Business

A. Choate Exterior Lighting Mock-Up

- i. The 3 sconces along the entrance deck at 3120 have been further modified to use 75W LED bulbs. Tom and Kent have reviewed and think the painted metal shields and LED bulbs is a good solution and provides sufficient light for pedestrians. Jackson will relay to Stephen Price that the AC thinks the project should move ahead on all Choate units.

V. Motion to adjourn at 9:43 AM.

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

Next meeting will be held June 7, 2016 at 9:00 AM Spring Creek Ranch Board Room.