

Spring Creek Ranch Homeowners Association  
Architectural Committee Meeting Minutes

April 5, 2017

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

Committee Members absent: Florence Lemle

Secretary/Consultant: Jackson Brandenburg

Other: Virginia Nowicki

**I. Opening**

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

**II. Approval of Minutes**

- i. August 2016 minutes were approved.
  - Motion: Donna
  - Second: Kent
  - Vote: 4-0-0
- ii. February 2017 minutes were approved.
  - Motion: Kent
  - Second: Donna
  - Vote: 4-0-0

**III. New Business**

A. Elk Dance Lot 17 – Mackenzie Addition / Remodel

- i. Meghan Hanson (architect) and Susan Mackenzie attended via phone to present an addition to the existing house built in the 1980s. The west side of the structure will be left as-is in form, but reclad with new finish materials. The east side will be expanded for a larger garage and guest bedroom. There are also some drainage issues in the back of the house due to original grading. The majority of the landscaping is being left as is, but additional hardscapes are being proposed on the north side of the house. A survey is being completed this week and then grading plans and landscape plans will be completed beyond the concept sketches submitted so far.

- ii. Tom commented that the proposed window and wall materials are mostly in accordance with the Guidelines, however standing seam roofing is only allowed in special cases. The new elevations that were submitted yesterday show shake roofing on the western roof mass and metal on the new large shed roof over the garage. Kent noted that accent locations like the small shed dormer are OK for metal roofing, but the large expanses like the garage roof are a problem. The committee needs a roof plan showing final proposed roof materials. Also suggest a sod roof for the new flat roof over the entry area. For any remaining metal roof areas it was noted that grey metal stands out more than earthtone metal colors.
- iii. Garage door cladding should be wood, not metal.
- iv. Susan asked about solar panels on the south side of the existing structure roof. Tom explained they are only allowed cases where the applicant can show they are screened from all other sites. Tom suggested submitting a drawing, but cautioned that approval would not be likely.
- v. Impervious surfaces (existing and proposed additions) need to be provided and approved.
- vi. Tom noted that this house was built long ago and has a large, expansive bluegrass lawn that would not be allowed by the current Guidelines. The AC would recommend replacing this grass with a native grass mix that is in keeping with the surrounding area.
- vii. Kent mentioned that views from the townhomes above are important to consider. Tom noted there are some aspens on the site that do not meet the tree trimming regulation heights. Bringing these trees into compliance needs to be addressed on the landscape plan.
- viii. Susan is hoping to have the project done by Christmas 2018.
- ix. Motion to approve preliminary submittal, except the metal roof.
  - Motion: Kent
  - Second: Peter
  - Vote: 4-0-0

#### **IV. Old Business**

##### **A. Ranch House to Amangani Path**

- i. Tom and Kent attended the Board meeting in March and discussed options to address this issue. The Board has approved funding for a design charrette to further review pathway options.
- ii. Tom, Kent, Jackson and Stuart Lang will be on the path design committee, however anyone is welcome to attend meetings on the subject.
- iii. The group is planning to meet next week to discuss options and then with Mark Hershberger, landscape architect, the following week.

#### **V. Motion to adjourn at 10:09 AM.**

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

Next meeting will be held May 2, 2017 at 9:00 AM Spring Creek Ranch Board Room.