

Spring Creek Ranch Homeowners Association
Architectural Committee Meeting Minutes

September 5, 2017

Committee Members present: Kent VanRiper, Donna Falk, Peter Warshaw
Committee Members absent: Tom Taylor and Florence Lemle
Secretary/Consultant: Jackson Brandenburg
Other: Virginia Nowicki, Paul Frantz and Stuart Lang

I. Opening

- A. Meeting called to order by Kent VanRiper at 9:00 AM
- B. Quorum established

II. Approval of Minutes

- A. August 2017 minutes were approved.

Motion: Peter
Second: Donna
Vote: 3-0-0

III. New Business

- A. Common Area Landscaping

- i. Karen VanRiper prepared a submittal describing planting in common areas around the Harvest Dance and Spirit Dance units. Bob Pisano sent to the AC on August 15 on behalf of the Board.
 - ii. An email motion was made on August 30 to approve the submittal.

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

- B. Elk Dance #17 – Mackenzie Addition – Revised, Final Submittal

- iii. Revised drawings were submitted last week that addressed the issues raised by the AC during the review of the final submittal last month.

- iv. Meghan Hanson attended to attended to answer questions. Todd Stoughton (contractor) brought a sample of the metal siding.
- v. Meghan confirmed that the aspens on the south side of the house will be trimmed per HOA regulations.
- vi. Motion to approve the revised, final submittal.
 - Motion: Peter
 - Second: Kent
 - Vote: 3-0-0

C. Elk Dance #1 – Kallop fence

- i. A fence has been constructed along the northern edge of the Kallop's driveway. The fence was not on the original submittal and was not submitted to the AC before it was constructed. The Kallops added the fence as a visual marker and guardrail as there is a drop off along a portion of the driveway.
- ii. George Kallop sent several memos and photos describing the history of the fence. George also attended the meeting and presented. George feels the fence is really a safety guardrail and not prohibited by the Guidelines.
- iii. Harry Flavin (Lot 2) also attended to add his support for the fence. He described the history of the Lot 1 driveway change. He likes the fence as it creates definition between his property and the driveway.
- iv. George feels that the driveway easement allows any "improvement" related to the driveway such as a guardrail or gutter. The owner of Lot 6 has not been consulted about this issue.
- v. The AC received a legal opinion from Frank Hess on what was allowed by the driveway easement. His opinion was that a fence is certainly not allowed by the easement, but that a guardrail may be allowed. Ultimately the issue of what the easement does and does not allow is an issue for the owners of Lot 1 and Lot 6 to resolve, not the AC.
- vi. The AC finds that the portion of the fence between Lot 2 and Lot 6 is effectively a property line fence which is not allowed by the Guidelines as the driveway runs along the property line

between Lot 2 and Lot 6. The portion of fence on Lot 1 is clearly not a boundary fence and no issue for the AC. If only a portion of the fence in the easement closest to Lot 1 were to remain then the boundary fence issue goes away as it only runs for a minor portion of the shared property line.

- vii. Motion to draft a response to the applicant for review by the Committee, Board members and attorney.

Motion: Peter
Second: Donna
Vote: 3-0-0

IV. Old Business

A. Design Guidelines Update

- i. The Board still has not submitted their comments in writing, but Kent has requested them. George Kallop agreed to prepare an email with his notes.

V. Motion to adjourn at 10:34 AM.

Motion: Peter
Second: Donna
Vote: 3-0-0

Next meeting will be held October 3, 2017 at 9:00 AM Spring Creek Ranch Board Room.