

Spring Creek Ranch Homeowners Association
Architectural Committee Meeting Minutes

March 6, 2018

Committee Members present: Tom Taylor, Donna Falk, Peter Warshaw
and Paul Frantz

Committee Members absent: None

Secretary/Consultant: Jackson Brandenburg

Other: Stephen Price and Virginia Nowicki

I. Opening

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

II. Approval of Minutes

- A. September 2017 minutes were approved.

Motion: Donna

Second: Peter

Vote: 4-0-0

III. New Business

- A. Upper Ridge Snow Screen Landscaping

- i. Stephen Price emailed a submittal on 9/8/17 describing planting along Harvest Dance Road that will establish a natural snow fence to address issues with plowing and drifting on a section of this road at the Upper Ridge.
 - ii. The Board has previously approved this concept and expense.
 - iii. An email motion was made on 9/12/17 to approve the submittal.

Motion: Kent

Second: Donna

Vote: 4-0-0

B. Elk Dance Lot 41 Driveway

- i. Beth Toftum, property manager, and Ansel Lee from Nelson Engineering attended the meeting to answer questions on the driveway drawing submittal.
- ii. The proposed driveway follows driveway path shown on the plat.
- iii. Beth noted the owners may build a house on Lot 41 in the future, pending the sale of their home on Lot 46. No timeframe is established for obtaining a grading permit or constructing the driveway. If the driveway is not completed in the next two years, the applicant will need to come to the AC with an extension request.
- iv. Preliminary engineering has been completed, however further design may require retaining walls be added. If retaining walls are required, the Applicant must submit additional drawings, including proposed wall materials, for AC approval.
- v. Applicant will notify the neighbor on Lot 42.
- vi. Motion to approve with conditions regarding timely completion and potential retaining walls.
 - Motion: Peter
 - Second: Paul
 - Vote: 4-0-0

C. Harvest Dance 3192/93 & 3153 – Cook/Troon Addition

- i. Tim Grimes and Jim Fowler presented the proposal for loft additions at 3193 and 3151.
- ii. This is the same remodel/addition that was previously completed on units 3151/3152. There are no changes to rooflines, just adding windows to the existing gable ends.
- iii. The contractor plans to begin construction ASAP and complete before Memorial Day.
- iv. Motion to approve as submitted.
 - Motion: Peter
 - Second: Paul
 - Vote: 4-0-0

D. Harvest Dance 3170/3171 – Segal Addition

- i. Stephen Price presented plans to enclose the current entry deck and create a mudroom. A small section of roof would be added.
- ii. At this time, the plan is only to complete the mudroom at the single unit. This will show other Harvest Dance owners what is being proposed for all units as part of the exterior renovations project.
- iii. The plans reviewed were for an entire Harvest Dance building with multiple mudrooms added. A set of plans clearly identifying just the Segal unit being modified needs to be submitted for final approval.
- iv. Motion to approve preliminary submittal.
 - Motion: Peter
 - Second: Donna
 - Vote: 4-0-0

E. Choate Shed Roof Repairs

- i. Jackson updated the AC on the HOA project to repair the board and batten shed roofs at the Choate porches.
- ii. The current log rafters run past the edge of the roof ~18". This exposure has caused most to rot over time. The contractor asked if they should be cut shorter as part of the repair to improve longevity. The AC felt this would be a mistake as the long rafter tails are a key design element of the Choate units. Instead, Jackson will ask the contractor for pricing and a mockup of metal caps to cover the exposed rafter tails.

F. New AC Member

- i. Kent VanRiper has sold his home at Spring Creek. This has created a vacancy on the AC. A request for new applicants was sent out by the Board. Carter Olhmann was the only person who volunteered. He has an architecture degree and has served on another AC in the past.
- ii. The AC feels he is well qualified and would be welcome addition to the AC.

- iii. Motion to appoint Carter Ohlmann to AC.
 - Motion: Donna
 - Second: Peter
 - Vote: 4-0-0

IV. Old Business

A. Design Guidelines Update

- i. Tom Taylor forwarded feedback from George Kallop on 2/27/18.
- ii. The AC recommends adding a requirement that Applicants notify their neighbors of submittals. New language will be added to Section 3.2. However, the AC does not feel additional non-disturbance provisions for townhouse remodels are needed, beyond those already in Section 5.15.
- iii. Discussed deposit and fee increases in Section 3.3. The AC is recommending a larger deposit increase for new homes and a separate category for remodels/additions on individual lots vs. townhomes.
- iv. The AC would also like to retain the exposed interior light bulb language in Section 4.4.4.1
- v. Jackson will make the adjustments and send a final draft to the AC.

B. Ridge Lot 49 Landscaping

- vi. The Paustenbachs (Lot 50) made an inquiry to Kent VanRiper about landscaping on Lot 49 conforming to the approved plans. Kent emailed this inquiry to the AC.
- vii. Jackson reviewed the most recently approved landscaping plan from October 2015 and compared it to summer 2017 aerial photography of the actual plantings. The trees that are potentially in Lot 50's view of the Tetons were planted per the plan that the Paustenbachs and the AC approved.
- viii. Tom will review the findings with Peggy Paustenbach.

V. Motion to adjourn at 10:48 AM.

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

Next meeting will be held April 3, 2018 at 9:00 AM Spring Creek Ranch Board Room.