

Architectural Review Committee MEETING MINUTES

Meeting Date: October 16, 2024

Aspen/Vail Conference Room: Eastridge Recreation Center
9568 S University Blvd – Highlands Ranch, CO 80130



I. CALL TO ORDER

The meeting was **called to order** at **5:32 p.m.** by **J. Wessling (JW)**

- Roll call was taken by JW, and a quorum was established.

| Member Name | Present | Absent | Excused |
|------------------------------|---------|--------|---------|
| Jeff Rohr (JR) | ✓ | | |
| Kate Landauer (KL) | | | ✓ |
| Patricia Callies (PC) | | ✓ | |
| Jeff Buttermore (JB) | ✓ | | |
| Dawn Keating (DK) | | | ✓ |
| Jenna Nygren (JN) | ✓ | | |
| Open | | | |
| Open | | | |
| Open | | | |

Also in attendance:

Jayma **Wessling** (JW), HRCA: Residential Improvement Coordinator

II. REVIEW OF MINUTES

A. **Review of October 2, 2024 ARC Meeting Minutes.**

a. **DISCUSSION:**

- i. With only one Committee Member present from the October 2, 2024 meeting, review was table to the next meeting.

III. TRIBUNAL RULINGS REVIEW

- A. There were no Tribunal Rulings to review.

IV. RESIDENTIAL APPOINTMENTS

A. **8432_WILLOW CREEK (MALONE)** – Driveway Expansion Variance Request

a. **DISCUSSION:**

- i. The ARC discussed the height of the driveway compared to the abutting property and determined it followed the grade and included a curb, which directed drainage away from the abutting property.
- ii. Concerns were expressed regarding safety of the height and curb in addition to the overall amount of concrete on the front of the home. It was noted that the lots are wider in this area and other expansions have taken place, not all to the property line.

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b. **ACTION:**

- i. Motion (by: JR, 2nd by: JN) to **APPROVE**.

| VOTE TALLY | | |
|------------|---------|---------|
| Concur | Dissent | Abstain |
| 3 | 0 | 0 |

Notes: None.

- ii. Motion **PASSES**.

V. NEW BUSINESS

A. **741 WALDEN COURT** – Deck, Accessory building, child’s playhouse.

a. **DISCUSSION:**

- i. The ARC noted that this had been previously reviewed and denied due to lack of information. The updated plans showed significant improvement. The playhouse was of no concern due to size.

b. **ACTION:**

- i. Motion (by: JN, 2nd by: JR) to **APPROVE**.

| VOTE TALLY | | |
|------------|---------|---------|
| Concur | Dissent | Abstain |
| 3 | 0 | 0 |

Notes: None.

- i. Motion **PASSES**.

B. **1052 MICHENER WAY** – Driveway Expansion.

a. **DISCUSSION:**

- i. The ARC observed that the other homes had similar driveways, and this would be a cohesive improvement.

b. **ACTION:**

- i. Motion (by: JN, 2nd by: JB) to **APPROVE**.

| VOTE TALLY | | |
|------------|---------|---------|
| Concur | Dissent | Abstain |
| 3 | 0 | 0 |

Notes: None.

- ii. Motion **PASSES**.

C. **1977 MOUNTAIN MAPLE AVE** – Paint. (substituted in place of original paint request)

a. **DISCUSSION:**

- i. This submittal replaced the submittal originally on the Agenda. The original submittal was removed upon the homeowner agreeing to suggested colors which did not require ARC review.
- ii. The ARC examined examples of the paint color in sunlight and on a sample. Emphasizing that the color will not be approved in the future if it considered too bright or out of character for the overall community.

b. **ACTION:**

- i. Motion (by: JB, 2nd by: JN) to **APPROVE**.

| VOTE TALLY | | |
|------------|---------|---------|
| Concur | Dissent | Abstain |
| 3 | 0 | 0 |

Notes: None.

- ii. Motion **PASSES**.

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D. **2366 GLENHAVEN DR** – Paint.

a. **DISCUSSION:**

- i. The ARC noted the amount of brick on the home and most of the color would be on the back. The color remained too bright for the side of the garage and the small portion over the entry.
- ii. No comment from the Sub Association, deferred to suggestions made by staff.

b. **ACTION:**

- i. Motion (by: JR, 2nd by: JN) to **DENY**.

| VOTE TALLY | | |
|------------|---------|---------|
| Concur | Dissent | Abstain |
| 3 | 0 | 0 |

Notes: None.

- ii. Motion **PASSES**.
-

E. **4926 KINGSTON AVE** – Accessory Building.

a. **DISCUSSION:**

- i. The ARC observed the size of the yard compared to the size of the requested accessory building noting that the lack of proportion. Noting that the 8' x 10' x 8'-6" h would be the maximum approved size.

b. **ACTION:**

- i. Motion (by: JR, 2nd by: JN) to **DENY**.

| VOTE TALLY | | |
|------------|---------|---------|
| Concur | Dissent | Abstain |
| 3 | 0 | 0 |

Notes: None.

- ii. Motion **PASSES**.
-

F. **5526 SAMUEL PEAK** – Lighting.

a. **DISCUSSION:**

- i. The ARC discussed the brightness of the lighting and the size of the numbers. Lighting must be softer and not brighter than what is permitted in the RIGs and yellow in tone.

b. **ACTION:**

- i. Motion (by: JN, 2nd by: JB) to **CONDITIONALLY APPROVE**.

➤ **CONDITION:** Select softer lighting, yellow in tone, no brighter than what's allowed.

| VOTE TALLY | | |
|------------|---------|---------|
| Concur | Dissent | Abstain |
| 3 | 0 | 0 |

Notes: None.

- ii. Motion **PASSES**.
-

G. **9618 ADELAIDE CIR** – Accessory Building Metal Roof

a. **DISCUSSION:**

- i. The ARC discussed the roof being out of place for the overall aesthetic and that a shingle matching in color not tile would be acceptable.
- ii. ARC will defer the color decision on the shingle to Staff.

b. **ACTION:**

- i. Motion (by: JB, 2nd by: JN) to **DENY**.

| VOTE TALLY | | |
|------------|---------|---------|
| Concur | Dissent | Abstain |
| 3 | 0 | 0 |

Notes: None.

- ii. Motion **PASSES**

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H. 9716 KEENAN – Patio and Water Feature

a. **DISCUSSION:**

- i. Patio is close to the fence line at one slight point. Overall improvement.

b. **ACTION:**

- i. Motion (by: JN, 2nd by: JB) to **APPROVE**.

| VOTE TALLY | | |
|------------|---------|---------|
| Concur | Dissent | Abstain |
| 3 | 0 | 0 |

Notes: None.

- ii. Motion **PASSES**.

I. 9815 WEDGEWOOD – Dog Run (Catio Enclosure)

a. **DISCUSSION:**

- i. Enclosure is below the fence line and does not attach to fence.

b. **ACTION:**

- i. Motion (by: JN, 2nd by: JR) to **APPROVE**.

| VOTE TALLY | | |
|------------|---------|---------|
| Concur | Dissent | Abstain |
| 3 | 0 | 0 |

Notes: None.

- ii. Motion **PASSES**.

J. 9988 COTTONCREEK DR – Dog Run

a. **DISCUSSION:**

- i. The ARC discussed the fence meeting the five (5) foot height for privacy fences and the arbor over the gate could stay due to low visibility. Gate must match the drawings and not have a curved top.

b. **ACTION:**

- i. Motion (by: JN 2nd by : JR) to **APPROVE**.

| VOTE TALLY | | |
|------------|---------|---------|
| Concur | Dissent | Abstain |
| 3 | 0 | 0 |

Notes: None.

- ii. Motion **PASSES**.

VI. STAFF COMMENTARY

- A. Nothing Presented.

VII. ADJOURNMENT

- A. With no further business the meeting was **adjourned** at **7:00 p.m.**

VIII. APPROVAL OF THESE MEETING MINUTES

- A. At the November 06, 2024, Architectural Review Committee Meeting, these minutes were reviewed.

a. **DISCUSSION:**

- i. None.

b. **ACTION:**

- i. Motion (by: JR, 2nd by: JR) to **APPROVED AS PRESENTED**.

| VOTE TALLY | | |
|------------|---------|---------|
| Concur | Dissent | Abstain |
| ?? | ?? | ?? |

- ii. Motion **PASSES**.