

Architectural Review Committee MEETING MINUTES

Meeting Date: August 21, 2023

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



HIGHLANDS
RANCH
COMMUNITY ASSOCIATION

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)	✓		

Also in attendance:

Woody **Bryant** (WB), HRCA: Director of Community Improvement Services
Jayma **Wessling** (JW), HRCA: Residential Coordinator

II. REVIEW OF MINUTES

A. Review of August 07, 2024 ARC Meeting Minutes.

a. **DISCUSSION:**

- i. There was no discussion.
- ii. No corrections or revisions to the Meeting Minutes are necessary.

b. **ACTION:**

- i. A motion was made to **APPROVE** the August 07, 2024 Meeting Minutes **AS PRESENTED** by JB, seconded by PC.
 3 member(s) **Concur** | **0** member(s) **Dissent** | **1** member(s) **Abstain** (JR, not in attendance at 08/07/2024 Meeting).
- ii. Motion **PASSES**.

III. RESIDENTIAL APPOINTMENTS

- A. None.

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IV. NEW BUSINESS

Architectural Reviews. The Committee Members reviewed the following submittals:

A. **3091 Thistlebrook Cir** - Artificial Turf.

a. **DISCUSSION:**

- i. The ARC recommended that the HO maintain irrigation system so that turf may be cleaned periodically.
- ii. The ARC is concerned about the life expectancy of turf and recommends that the existing irrigation system be retained (although only periodically used for cleaning) in case the turf is removed and replaced with live vegetation in the future.

b. **ACTION:**

- i. Motion (by: PC, 2nd by: JN) to **APPROVE**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
- ii. Motion **PASSES**.

B. **10483 WAGON BOX CIR** - Paint.

a. **DISCUSSION:**

- i. None.

b. **ACTION:**

- i. Motion (by: JN 2nd by: JR) to **APPROVE**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
- ii. Motion **PASSES**.

C. **1251 MULBERRY LN** - Paint.

a. **DISCUSSION:**

- i. The ARC was in favor of the "fourth color" used in a limited application on the front door wall only. The "fourth color" may not be used on the second floor peak or the garage door.
- ii. The second-floor peak above the front door and the garage door must be painted the main body color.

b. **ACTION:**

- i. Motion (by: JB, 2nd by: PC) to **APPROVE WITH CONDITIONS**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
- ii. **CONDITION:** The "fourth color" may only be used on the front door wall. The second floor peak and the garage door must be painted the main body color.
- iii. Motion **PASSES**.

D. **2936 CLAIRTON DR** - Patio Cover.

a. **DISCUSSION:**

- i. The proposed NIF EPDM roofing material is too commercial compared to either a typical shingle roof (or louvered roof) used on patios. Further, the roof has "minimal slope," which is not compliant with §2.24 that requires a minimum slope of 3:12.
- ii. The proposed pergola extends beyond the side of the home.

b. **ACTION:**

- i. Motion (by: JR, 2nd by: PC) to **DENY**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
- ii. Motion **PASSES**.

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- E. **9024 MOUNTAIN BRUSH CIR** - Garden Beds.
- a. **DISCUSSION:**
- i. None.
- b. **ACTION:**
- i. Motion (by: JN, 2nd by: JR) to **APPROVE**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
- ii. Motion **PASSES**.
- F. **8874 GREEN MEADOWS DR** - Pergola.
- a. **DISCUSSION:**
- i. None.
- b. **ACTION:**
- i. Motion (by: JR, 2nd by: PC) to **APPROVE**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
- ii. Motion **PASSES**.
- G. **9516 CHERRYVALE DR** - Multiple Concrete Improvements.
- a. **DISCUSSION:**
- i. WB discussed concern of driveway expansion to within 24" of property line (which is allowed) and the potential of trespass onto the neighbor's property (vehicle door, snow removal, etc.). The ARC felt that the RIGs were clear that this type of improvement was allowed to extend to within 24" of a shared property line.
- b. **ACTION:**
- i. Motion (by: JN, 2nd by: JR) to **APPROVE**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
- ii. Motion **PASSES**.

V. STAFF COMMENTARY

WB discussed the Development Review Committee's (DRCs) recent discussion regarding the painting of masonry and how the Commercial Improvement Guidelines (CIGs) were updated. WB noted that the changes to the CIGs provided additional information on what was expected for masonry painting. WB/JW to review the CIGs modification and see if they are also applicable for the Residential Improvement Guidelines (RIGs), and bring this forward at the next ARC meeting for further discussion.

VI. ADJOURNMENT

- A. With no further business the **meeting was adjourned at 6:34 p.m.**

VII. APPROVAL OF THESE MEETING MINUTES

- A. At the September 04, 2024 Architectural Review Committee Meeting, these minutes were reviewed.
- a. **DISCUSSION:**
- i. None.
- b. **ACTION:**
- i. Motion (by: JR, 2nd by: JB) to **Approve as Presented**.
 3 member(s) **Concur** | **0** member(s) **Dissent** | **2** member(s) **Abstain** (DK, KL)
- ii. Motion **PASSES**.