

Architectural Review Committee MEETING MINUTES

Meeting Date: April 16, 2025

Aspen/Vail Conference Room: Eastridge Recreation Center
9568 S University Blvd – Highlands Ranch, CO 80126



I. CALL TO ORDER

The meeting was **called to order** at **5:30 p.m.** by J. **Wessling** (JW)

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

Member Name	Present	Absent	Excused	Notes
Jeff Rohr (JR)	✓			
Kate Landauer (KL)	✓			
Patricia Callies (PC)	✓			
Jeff Buttermore (JB)	✓			
Dawn Keating (DK)	✓			Attended via ZOOM
Russell Clark (RC)	✓			

Also in attendance:

Jayma **Wessling** (JW), HRCA: Residential Improvement Coordinator
Caleb **Cameron** (CC), HRCA: Residential Improvement Specialist
Woody **Bryant** (WB), HRCA: Director of Community Improvement Services
Joe **Levin** (JL), ARC Candidate (Observing, Application Received)
Chris **Robinson** (CR), ARC Candidate (Observing, Former Member, Application Received)
Scott & Norma **Kirk**, Homeowners (10150 Rustic Redwood Way)

II. REVIEW OF MINUTES

A. The **April 02, 2025 Meeting Minutes** were reviewed.

a. **DISCUSSION:**

i. None.

b. **ACTION:** Not Applicable.

i. Motion (by: JR, 2nd by: KL) to **Approve as Presented**.

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

ii. Motion **Passes**.

9568 University Blvd, Highlands Ranch, CO 80126

Eastridge Rec Center: Admin Wing

Architectural Review Committee Meeting Minutes

April 16, 2025

Page 2 of 5

III. REVIEW OF TRIBUNAL HEARINGS

- A. No Tribunals were held.
- B. Three Tribunal Hearings are scheduled for April 17, 2025:
 - a. ARC Denial: Synthetic flora on fence.
 - b. ARC Denial: Holiday lighting on front patio at hanging banners.
 - c. DRC Denial: Painting of Masonry
- C. NOTE: ARC Conditional Approval (limited area) of Eave Lighting is scheduled for May 15, 2025.

IV. RESIDENTIAL APPOINTMENTS

- A. **10150 Rustic Redwood Way** – Decorative Fence for Screening.
 - a. **DISCUSSION:**
 - i. The Kirks (homeowners) provided a description of the existing retaining wall that will be removed and reconstructed (same materials). Reconstruction is necessary due to wall failure purportedly due to the roots from the trees. The trees, which were mature and provided adequate screening between the adjacent properties, were removed. The decorative fence screening will be along the top of wall and will include various types of plantings, including vines that will ultimately grow and cover the vertically stacked block wall. Trees will not be replaced in this area.

- b. **ACTION:**

- i. Motion (by: KL, 2nd by: PC) to **APPROVE AS PRESENTED**.

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

- ii. Motion **PASSES**.

-
- B. **9557 Painted Canyon** – Eave Lighting.

- a. **DISCUSSION:**

- i. Homeowner did not show up for the meeting.
 - ii. The installation is not in compliance with RIG's §2.44.E and must be removed.

- b. **ACTION:**

- i. Motion (by: JR, 2nd by: JB) to **DENY, REMOVAL REQUIRED**.

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

- ii. Motion **PASSES**.

V. NEW BUSINESS

- A. **1696 Hermosa Dr** – Patio Cover.

- a. **DISCUSSION:**

- i. This is a continued review of a submittal from last month with additional information provided by homeowner and vetted by Staff.

- b. **ACTION:**

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

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

- ii. Motion **PASSES**.

Architectural Review Committee Meeting Minutes

April 16, 2025

Page 3 of 5

B. 4448 Ketchwood Cir – Patio Cover.

a. DISCUSSION:

- i. The Committee was not in favor of the black PBR sheet metal and require the roofing be shingles to match the home.
- ii. **APPROVAL CONDITION.** Roofing material shall be shingles to match the home.

b. ACTION:

- i. Motion (by: PC, 2nd by: KL) to **APPROVE, WITH CONDITIONS.**

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

- ii. Motion **PASSES.**

C. 4559 Lyndenwood Cir – Paint.

a. DISCUSSION:

- i. The Committee reviewed both the applicant's preferred colors and the colors suggested by staff.
- ii. **APPROVAL CONDITION.** Body: Snowbound (SW 7004, Applicant's choice). Trim: Naval (SW 6244, Staff's recommendation). Accent: Rayo de Sol (SW 9020, Applicant's Choice, Front Door Only).

b. ACTION:

- i. Motion (by: JB, 2nd by: JR) to **APPROVE, WITH CONDITIONS.**

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

- ii. Motion **PASSES.**

D. 4611 Lyndenwood Cir – Addition.

a. DISCUSSION:

- i. The Committee was concerned with the various materials (horizontal and vertical wood panel siding, composite shingles) versus the materials on the existing home (stucco/EIFS walls and barrel tile roofing).
- ii. The Committee suggests revising the wall materials to mimic the materials on the main home. The Committee understands that it may be challenging to find a barrel tile roofing that matches the existing materials and suggests looking into stone coated metal tiles that can mimic this material. The Committee is willing to consider asphalt shingles in a color that more closely resembles the color of the existing barrel tile roofing on the main home.

b. ACTION:

- i. Motion (by: JR, 2nd by: DK) to **DENY, WITH ABILITY TO REAPPLY** (no additional fee).

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

- ii. Motion **PASSES.**

Architectural Review Committee Meeting Minutes

April 16, 2025

Page 4 of 5

E. 5300 Foxborough Ct – Chicken Coop.

a. **DISCUSSION:**

- i. The Committee appreciates the Chicken Coop; however, they are concerned with the proposed location because of its proximity to the neighboring residence's living space (side yard installation).
- ii. **APPROVAL CONDITION.** Work with Staff to determine an appropriate location.

b. **ACTION:**

- i. Motion (by: PC, 2nd by: KC) to **APPROVE, WITH CONDITIONS.**

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

- ii. Motion **PASSES.**

F. 6714 Blackhawk Cir – Vegetable Garden/Fence.

a. **DISCUSSION:**

- i. The Committee recommends that the applicant call 811 for a utility locate before installing the fence posts. It appears there may be an underground utility in this location based on the utility box shown in the submittal photographs.
- ii. The Committee approves the use of Galvanized Steel Green PVC Coated Welded Wire mesh as the fencing material.

b. **ACTION:**

- i. Motion (by: KL, 2nd by: JB) to **APPROVE AS PRESENTED.**

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

- ii. Motion **PASSES.**

G. 9334 Wiltshire Dr – Paint.

a. **DISCUSSION:**

- i. None.

b. **ACTION:**

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

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

- ii. Motion **PASSES.**

H. 9614 Chantclair Cir – Accessory Building.

a. **DISCUSSION:**

- i. The proposed composite shed is not compliant with RIGs §2.20. Composite shed exceeds the allowable height (allowed: 60", proposed 95.1"). Further, the composite shed is not compliant with RIGs §2.2.B. Composite shed exceeds the allowable length (allowed: 10', proposed: 15').

b. **ACTION:**

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

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

- ii. Motion **PASSES.**

Architectural Review Committee

Meeting Minutes

April 16, 2025

Page 5 of 5

I. 9931 Chatwood Trl – Paint.

a. **DISCUSSION:**

- i. The Committee was not in favor of any of the “blue” paint colors requested by the applicant.
- ii. The Committee directed Staff to negotiate with the applicant to determine a mutually acceptable “blue” color. Once agreed, this denial may be overruled.

b. **ACTION:**

- i. Motion (by: KL, 2nd by: PC) to **DENY**.

VOTE TALLY		
Concur	Dissent	Abstain
6	6	6

Notes: None.

- ii. Motion **PASSES**.

J. 10852 Fox Sedge Way – Driveway.

a. **DISCUSSION:**

- i. None.

b. **ACTION:**

- i. Motion (by: PC, 2nd by: JB) to **APPROVE AS PRESENTED**.

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

- ii. Motion **PASSES**.

VI. STAFF COMMENTARY

- A. Staff noted that there was recent dialogue with a resident who was disappointed with RIGs §2.44.E that prohibits the use of café/bistro style lighting in their oversized front patio.
 - a. The Committee directed Staff to review this section of the RIGs and provide a revised section that defines the style of café/bistro lighting that would be acceptable (e.g., no exposed bulbs, etc.) and the limited location (e.g., oversized – would need to be defined – front patios, etc.) that these may be acceptable with ARC approval.
 - b. Staff to provide proposed language at next ARC Meeting (May 07, 2025).

VII. ADJOURNMENT

- A. With no further business the meeting was **adjourned** at **7:07 p.m.**

VIII. APPROVAL OF THESE MEETING MINUTES

- A. These minutes were reviewed by the Architectural Review Committee at the **May 07, 2025** Meeting.

a. **DISCUSSION:**

- i. None.

b. **ACTION:**

- i. Motion (by: PC, 2nd by: KL) to **APPROVE AS PRESENTED**.

VOTE TALLY		
Concur	Dissent	Abstain
5	0	0

Notes: None.

- ii. Motion **PASSES**.