



Architectural Committee Meeting Minutes - February 15, 2024

<u>BSAC/Staff in Attendance:</u> John Seelye George Mueller Maggie Good Vanessa McGuire Brad Reiersen	<u>Guests in Attendance:</u> Joe Schwem	<u>Project Attending For:</u> #06354 34 Low Dog Rd.
Suzan Scott Lisa Chase	<u>Guests Joining Virtually:</u> Steve Chernausek Jill Hubbard Jon Simpson	Aspen Groves, President #02815 169 Silverado Trail #06263 Lot 263 Little Wolf Rd.

1) Membership Forum -

2) Call to Order - The Chair called the meeting to order at 9:05 AM.

3). Meeting Minutes -

February 1, 2024, Minutes

Motion made by Maggie Good to approve the February 1, 2024, Meeting Minutes; seconded by Brad Reiersen. Motion passed unanimously.

4). Single-Family, Minor Landscaping After-the-fact

a. BSOA: #02815 Jason Hubbard

Legal: Aspen Groves

Block D, Lot 15

Street: 169 Silverado Trail

Jill Hubbard joined the meeting virtually to bring a resolution for the After-the-fact fence. The cedar fence measures approximately 24 x 20 feet and juts out from the side door to encapsulate their children’s play structure. Aspen Groves Covenants state under Section I. Environment, part C (page 15) that, “In order to preserve wildlife habitat to the greatest extent possible, no boundary fence shall be allowed on any lot within the subdivision...fences or kennels may be allowed...” As the fence cannot be defined as a boundary fence, the location and trees offer screening from the road, and neighbor approval, the committee made the below Motion:

Motion made by Maggie Good to approve the existing fence and play structure subject to the applicant painting or staining the fence and play structure to match the house no later than June 15, 2023, and to apply a \$500 After-the-fact fee; seconded by John Seelye. Motion passed unanimously.

5). Single-Family, New Construction & Exception Request, Sketch Review

- a. BSOA: #06263 Craig Stephen West II

Legal: Cascade

Block 4, Lot 263

Street: Lot 263 Little Wolf Rd.

Project representatives, Jon Simpson joined the meeting virtually. Staff presented plans for New Construction that included three requests for Exceptions to the Design Regulations. The committee denied reviewing the application after the initial Request for Exception to Design Regulation 2.1 Licensed Architect. Jon Simpson, Project Representative, prepared the plans but is not a licensed architect. Staff inquired if the Sketch Review could ensue if the plans were stamped by a Licensed Architect prior to the Final Review and the committee found that based on Design Regulation 2.1, the Sketch Plans must also be prepared and reviewed by a Licensed Architect.

Motion made by John Seelye to deny the application as submitted; seconded by Maggie Good. Motion passed unanimously.

6). Single-Family, New Construction, Final Review

- a. BSOA: #06354 Jason C. Marsili

Legal: Cascade

Block 6, Lot 354

Street: 34 Low Dog Rd.

Staff presented the Final Plans for New Construction on 34 Low Dog Rd. Joe Schwem, Project Representative, joined the meeting in person. The Sketch Review was approved on September 7, 2023. The only change in plans since the initial review includes a partially covered patio in the rear of the home.

The two-story single-family home will feature six-inch shiplap cedar horizontal siding in "Silver tip," 7/8 inch corrugated vertical siding in, "Moonstone," and include thin stone veneer in "Silvertip limestone," and a black standing seam metal roof.

The home will have one fireplace inside and one exterior; both fireplaces will have spark arrestors.

In the front of the home, the lighting plan includes four dark-sky compliant Rook Outdoor LED wall sconces by *Hinkley* on the upper level and four on the lower level. In the rear of the home there will be five additional sconces. Under the decks on the lower level there will be six four-inch LED cans and seven four-inch LED cans under the covered deck on the main level. All disturbed areas will be reseeded with Circle S seeds or a "Dry lands mix" of Sheep fescue, Canada Bluegrass, and Hard fescue. Additionally, two dwarf Mugo pines will accent the driveway. A four-foot-high retaining wall and dwarf Mugo pines will offer screening for the hot tub to be located in the rear of the home.

Motion made by Brad Reiersen to approve the application for Final Review as submitted; seconded by John Seelye. Motion passed unanimously.

10). Adjourn - The meeting adjourned at 9:51 AM.

Stacy Ossorio, Chair