



ARCHITECTURAL REVIEW COMMITTEE

Minutes of the ARC meeting held 2/17/06 at Gerry & Bob Burr's house, 7:00 PM

Agenda: Lot 22 & 31 Home design
Lot 3 modifications to original plan

People present:

ARC members: Allen, Richard and Roy
Neighbors: Debbie & Joel Brooks, Gerry & Bob Burr, Paul Johnson
Lot 22 owners, Karen & Jim Buford
Lot 31 owner, Lionel Yetter
Lot 3 owner, Ryan Alexander

Lot 3

Ryan proposed changes:

- Improve his back patio/deck,
- Rock wall/steps on west side
- Move heat pump to west side - will need Gates permission in writing
- Privacy wall in front
- Extend deck in front
- Fireplace vent in front wall, painted color of house
- Windows in garage doors
- Cultured rock trim on posts bases and around front door, rock sample
will be submitted to ARC for approval

All changes were approved

Lot 22

No basalt rock retaining walls shown for garage slab

Suggest making garage floor and front door same elevation as house floor. This change will make your house more user friendly, it allows handicap access and increases resale value.

Concern that the large blank wall by the front door needs some enhancement. After much discussion it was decided to allow Karen & Jim to explore methods to improve the appearance with art, plantings etc. After they have neighbors they will respond to any concerns they may have.

The long garage wall to the north will be broken up by plantings. Allen Lowe will recommend appropriate plantings.

Jim proposed using a 5-inch gutter as the fascia instead of the 7 1/4 - 7 1/2 inch normally required. The ARC members felt it should be tried.

The Arc approved the plans, with modifications as discussed.

Lot 31

Lionel has submitted a creative design but it was meant to be on a flat lot. The ARC has decided to reject the plan as submitted. With that said the ARC feels that with a few changes it could work quite well.

Move the front door to the second floor
Locate the garage next to the street.

After some discussion Lionel agreed this idea could work and will explore these ideas and resubmit.

Lionel is asking for a variance of five feet over the height limit. Roy & Mia will evaluate and discuss with neighbors affected and get back to Lionel.

Roy

Minutes taken by Roy & approved by all members on 2/22/06