



ARCHITECTURAL REVIEW COMMITTEE

Minutes of the ARC meeting held 6/14/06 at Gerry & Bob Burr's house, 7:00 PM

Agenda: Lot 16 Home design
 Lot 15 modifications
 Electric meters
 Building permit deadline extension- 2nd phase
 House types

People present:
 ARC members: Allen, Richard and Roy
 Neighbors: Joe & Debbie Neilson, Chris & Larry Daniels, Sally Lowe, Gerry & Bob Burr
 Lot 16 Owner & Contractor, Ken Jones

Lot 16 Discussion:

Plot plan:

Temporary Grinder pump will be needed until phase 3 is completed.
If a protected tree is desired it has to be approved by Shade Tree prior to any excavation.
What are plans for embankment between street and garage? Ken plans on retaining grade or building small terraces.
Heat pump placement with 74 bels is to close to property line, will need to get a variance from Neilson's or go to 72 bels.

Floor plans:

Electric meter by front door is unacceptable. Ken will move it to corner of garage on west side so it will not be seen from street.

Elevations:

ARC feels a need for windows of west wall of garage, Ken agreed and will add 2 windows that match house and a door.
Sewer vents not shown on prints, after discussing it was decided that they would be placed on the south side of the chimney chase so they would be out of view from the street.

Arc approved the plans after adding discussed modifications.

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Lot 15

Joe and Debbie submitted a modification to their original plan to their house. This modification was done without approval of the ARC.

The modification consisted of extending a beam out over the deck to support the roof and then placing a post on the end. This change is very poor design and there would have been several alternatives if they would have been integrated into the construction. Everyone agreed it is bad and ugly in its present form.

So now the decision before the ARC is: do we have Joe & Debbie tear it out and start over or see if we can develop a way to make it look ok.

The plan submitted is to place make an arbor type top and trim out the beam. After everyone looked at it up close the ARC decided to let Joe & Debbie go ahead with the proposed plan and after it is completed, railings in and house painted the ARC will inspect after which more changes/modifications may have to be made.

The lesson learned here is that if you want/need to change something during construction get ARC approval before proceeding.

Meter boxes

Due to the placement of an exterior meter box on Lot 17 the ARC started to review the placement and type of meter box last year. Depending on the size of service, 200 amp or 400 amp the physical size changes. After reviewing the information it was decided that the following standard would apply:

Electric meter box must be recessed/flush, <1 inch protruding from siding and not exceeding 15 inches wide and 34 inches high.

Building permit

Shade Tree is considering extending the date a building permit is required for Phase 2 of SUNRIDGE. The present date is 4/1/08 and the proposed date is 10/1/08. After discussing there was agreement it was ok with everyone present.

House types

Roy shared picture of a Yurt shaped house design that a party interested in a lot might be interested in building. Feelings ranged from not in my view, to I think it would be fine if done right. All agreed that no one could really judge until a plan was submitted.

Roy

Minutes taken by Roy & approved by all members on 6/21/06