

MINUTES OF THE SUNRIDGE ARC

Meeting held on July 23,2004 @ 7:00 PM at Roy's house.

All ARC members, Allen, Roy, Ryan were present.

Neighbors present where: Chris & Larry Daniels, Ken Jones (builder for lot 8) Greg Mansfield, Lance Forsyth, Lora Seale, Paul Johnson, Gary Reiber.

Minutes taken by Roy Nelson

APPROVALS WITH CONDITIONS WERE GIVEN TO:

1) Addition to roof and sidewalk to Greg & Lynn Mansfield

Greg assured us that the roof addition will match perfectly and look like it was done when the house was built. The sidewalk does not exceed the 300 sq ft limit for uncollected impervious surfaces (in new CC&R's). Ryan shared some ideas on railings with Greg.

2) House to be built on Lot 7 to Cindy & Paul Johnson

Height restriction of 955 could not be met so a variance of 957.5 to 955 will be given for various ridges on the house.

Roy had the following questions and comments:

a) What type of AC/Heatpump? Need to know the sound rating as that determines the location. Paul will get the information.

b) What type of retaining wall will you be using? Paul planned on using concrete with a facing of some type of mortared stone. Roy stated that it had to be dry set basalt, against a concrete wall is ok. The wall on lot 7 and lot 8 which share a turnaround and parking area must be the same construction so it looks uniform.

c) Question to both the Daniels and to Paul; As both of your garage slabs have an elevation of 944, what are your plans for the turnaround/parking elevation? After much discussion it was decided that the highest elevation would be 945, this will require about a total of 5 feet retaining wall.

d) The foundation and piers need to be staked out so that Shade Tree can assess the impact on the protected tree, then Shade Tree will mark out where the protection fence needs to be placed. Any tree roots 1 inch or over that are cut must be trimmed back to the point it is undamaged. The hand dug piers may have to be moved if a large root is encountered. Paul assured Roy that he will do all things needed to protect the tree.

e) In regard to “grades”, what does “close to existing” mean? Paul felt it is 6 inches.

f) Front door stairs, Roy felt it was not clear how it would be built and if any grade changes were required. Allen agreed it was not clear. Paul explained how it would be built, after discussing it was decided that after the house is up, Paul will finalize his design and consult with the ARC for approval.

g) What size is the front door? Paul said 2-8, after some discussion he felt 3-0 would be better.

h) What type of cuts and retaining wall are you proposing between lot 6 and lot 7? Paul and Lance tried to explain their plan, after discussing it was decided that it needed to be reviewed on site by Paul, Lance and the ARC.

The carport appears that it is part of the garage and should have a door on it. After reviewing the print Paul agreed it should have a door.

Lance raised a concern of deep excavations close to his house like what occurred on Lot 5. After Paul and Lance discussed the concern it appeared that they had come to an understanding on how the excavation would be handled.

3) House to be built on Lot 8 to Chris & Larry Daniels.

Height restriction of 955 are met on the house and a variance of 956 will be granted for the garage.

Roy had the following questions and comments:

a) What type of retaining wall? Ken said it would be dry set basalt.

b) Roof color? Ken said it would be weathered slate.

c) Window color? Ken, Chris, and Larry discussed pros and cons of white versus almond. Ryan felt that almond is the way to go as it goes well with natural wood and not so harsh/bright. Almond was selected as the window color.

Breezeway/ roof to the garage, option 1 (flat roof) or 2 (gable roof). Ken explained the two options, Allen and Gary felt the CC&R's should not require attached garages. Roy checked the CC&R's and a variance could be requested. Roy asked Chris and Larry if they wanted to request a variance, after discussing they decided they wanted option 2.

The porch width has been changed from 5 feet to 6 feet, any concerns, thoughts? No one had any objections.

What type of heating? Forced air/ electric, 2 5-gallon tanks for a cooktop.

Roy urged both owners to save all rocks that can be used for building their walls.

Roy talked about the different type of recessed lights and the type of trim rings and not to assume that they automatically the DARK SKY requirements. It is important to plan their locations and test them out before permanently installing them. Ryan stated that on porches if they were installed close to the beam they probably will work great.