



ARCHITECTURAL REVIEW COMMITTEE

Minutes of the ARC meeting held 7/31/07 at Roy & Martha's house, 7:00 PM

Agenda: Lot 22, X braces and deck post size
 Lot 29, pre ARC discussion

People present:

ARC members: Allen, Richard and Roy
Neighbors: Debbie & Joel, Ken Jones, Mia Nelson
Lot 22 owners, Karen & Jim Burford
Lot 29 owners, Lonna & Don Bennett

Lot 22

X braces:

The X braces that were placed on the Burford's deck where shown and not approved on the ARC approved drawings. The building inspector required them.

Jim handed out letter from building inspector and copy of the code pertaining to deck construction. Jim never planned or thought he would need X braces.

Mia shared what she learned from discussion with building inspector. In summary X braces are required if the deck is over 8 feet wide and higher than 8 feet and was not engineered. There are ways to engineer a deck that does not require X braces.

The group then brainstormed ways to eliminate or minimize the X braces:

- Use small cable in place of the 2 x 4's.
- Use knee braces.
- Paint the wall of the house below the deck the color of the 2 x 4's.
- Have it reengineered.

The Arc felt they would not have approved the X braces on the original plans if they had been shown on the print. The ARC realizes that not many people will see the X braces as the Burford's house borders the city property. The Arc is concerned that if these X braces are allowed future houses may be faced with mandatory X braces on decks that are much more visible. The Arc felt that Jim should have an engineer review the existing deck and see if there are alternatives to the X braces. Mia suggested that the ARC should consider paying for the engineer to explore some alternatives.

Jim will arrange a meeting (Jim, Roy & engineer) with an engineer on a Friday afternoon.

Deck post size:

The Burford's placed a 2 x 12 on the side of the deck posts that face out.

The approved plans require that the posts below the deck be 10 inches and the posts above be 7 inches. To achieve these sizes the posts can be covered or wrapped with boards.

The posts will need to comply with the approved plans. The ARC recommends that nothing should be done in regard to wrapping until the X bracing issue is resolved.

Lot 29

The Bennett's shared their thought and ideas on their proposed house. There was a lot of good discussion and ideas shared. Don and Lonna plan on starting construction during late summer 2008. Ken Jones will design and construct their house

Roy

Minutes taken by Roy & approved by all members on 8/12/07