



# ***SHADE TREE PROPERTIES, INC.***

GENERAL CONTRACTORS & DEVELOPERS ★ CCB 91815

9-24-04

The ARC meeting was held at the Burr's house on Sept 24<sup>th</sup> @ 6:30 PM. All members of the ARC were present, Allen, Ryan & Roy. Neighbors present were the Burr's, the Cabrera's, Paul Johnson, Mike Miner, and Janeene Scheidt

The purpose of the meeting was to consider for approval proposed changes to the lot contours for the Burr's and Cabrera's.

Roy complemented Marilyn and Ernie on there proposed drawing, easy to understand and well done, a good example of how things should be submitted to the ARC with the plans for the house. Mike felt that you couldn't plan your grade changes until you get the house built. Roy felt you need to do it when you design the house so everyone understands the grade changes, now the ARC approves a house plan where grade changes are going to stay natural, then the homeowner just changes the grades, builds walls or submits a plan later and expects the ARC to approve it.

Burr's, Lot 13: Concrete retaining walls

Discussion:

Bob felt that Shade Tree should be supplying basalt rocks to everyone that need them.

Roy pointed out that originally we had quite a few rocks but they have been used up to build large walls (lots 5, 13 & 14) that were not even approved by the ARC. Very few people (Allen and Greg) have taken the initiative to go out on our land and actually pick rock. I have urged everyone to mine the rocks when they excavate their lot but very few do. If you need rock you can go pick them off of our land further up the hill, I will show you where or you will need to buy mined/blasted basalt from a quarry.

Bob felt that he should be able to put up a concrete retaining wall and cover it with fake stone like lot 2.

The wall along the driveway on lot 2 will be stucco like the rest of the house and is part of the architectural design of the house and attached to the house. Allen and Roy who approved the orginal plans both have had second thoughts about their decision and probably would not approve it if they were doing it again.

There was a general discussion of the proposed concrete retaining wall that will be covered by basalt rock. The locations were finalized and a lower wall added. It was agreed by all that Allen and Bob will work together so all of the rockwork flows together and looks uniform. The modified proposal was approved.

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Roy reminded the Burr's that the heat pump is too close to the property line without a variance from the Alexander's. Also the LP tank needs to be screened by Oct 20, the outside lights you purchased need to be shielded to comply with Dark Sky and your house colors are approved.

Cabrera's, Lot 11: Grade changes and trench drain

After a good discussion on the proposed plan it was approved if the plan was changed to reflect the following:

All elevations need to be in actual feet above sea level.

The plan needs to be completed for the south and west rock walls.

Ryan has decided to resign from the ARC as he feels he needs to receive at least \$14 per hour. The members of the ARC are selected by Shade Tree and is a non-paying position. Members split ARC fees after expenses are deducted based on hours spent on ARC business. Recently the money in the ARC account was split up, with ARC members receiving \$6.71/hr.

The Arc needs a new member, so if any of you would like to serve please contact Roy. ARC membership requires the following from a person:

Is a Sunridge lot owner.

Can visualize what a house would look like by looking at drawings.

Understands the CC&R's of Sunridge.

Has an open mind in regard to house design and wants to assist our neighbors to achieve their dream in building their house.

Serving on the ARC is a non-paying position.

Roy