Oak Ridge HOA

# Meeting Minutes

# December 11, 2016 4:00PM Marc Lund’s Home

## Opening

Marc Lund President called to order a meeting to discuss a request for review of plans for Lot 13, Blk. 2 Oak Ridge Addition, A.K.A. 46 Oak Ridge Drive, Castle Rock CO. He stated the Board was there to review plans submitted by builder and possible buyer GFV Ventures Bridger Kucinski. Then vote to either of three options: Either to approve plans, or recommend changes that need to be address before approval will be considered and or reject the proposed plans all together.

## Present

Mary Martinelli conducted roll call. The following Board Members were present:

Marc Lund, Janet Avakian, Doug Lundin, Carl Oser, Chris Manfrin, Mary Martinelli.

Architecture Review Committee: Dan Camfferman, Kevin Knox, Mike Noll (absent)

Association Member: Mary Pohl

## Minutes

Marc Lund described the background and that Mike Noll’s initial review found the structure proposed to exceed the height limit stated in our Protective Covenants. In Mike’s absence, due to health reasons and with the need to respond to the approval request of GFV Ventures (builder/buyer). Kevin Knox sourced and found a third-party architect with no relation to board members or architecture review committee members.

Kevin Knox provided copies of builder’s proposed plans, color samples, Town of Castle Rock Height Requirements document, Michael Perez (third-party architect) Letter and topographic view of lot to each in attendance. He then read aloud the architect (Michael Perez) letter of review. The letter provided items 1-5 to be deemed acceptable and those items 1-7 that the third-party architect recommended need to be addressed before a final approval can be considered. The board discussed each item contained in the letter.

Dan Camfferman agreed with height of second floor walls having a potential issue with providing livable space greater than or equal to 1600 square feet to meet covenants requirement. Marc mentioned that the new home currently being built on 53 Taylor court was designed to adhere to the 25-foot ridgepole average and the owners worked with him, Dan Camfferman and Mike Noll to meet compliance. An excessive structure height was a concern for all board members with proposed plans for 46 Oak Ridge exceeding it by 4 feet. The board was overall concerned that the proposed driveway length would not accommodate a vehicle and the cult sac around the home might cause congestion. But, it does meet plat requirements for this section of Oak Ridge. Mary Martinelli had a concern with the home only having 3 bed rooms but is not required per covenants to have more. Kevin Knox mentioned the third-party architect believed a walk out ranch might be a better solution for this lot to meet height limitations and that the proposed structure would be built on grade rather than have a basement.

The consensus of the board was that the third-party architect’s items 1-7 were significant and not adhering to our Protective Covenants requirements, having hazards with excessively tall 8 foot retaining walls and egress of windows, potential Town of Castle Rock building codes issues of engineering and being well past the 25-foot ridge pole average height restrictions of our Protective Covenants.

After review and discussion, Mary Martinelli Secretary motioned that the board deny approval of the current plans for this lot and provide the builder opportunity to address items (1-7) in Michael Perez Architect review letter. The motion was seconded by Doug Lundin Vice President and agreed upon by all the Board Members stated above in attendance.

In conclusion, the Board agreed to have a letter by Marc Lund addressed to GFV Ventures Bridger Kucinski denying approval and provide him (builder/buyer) the opportunity to responded to the third-party architect’s items that need to be addressed before considering a final approval.