

**RIVERLAND LOT OWNERS ASSOCIATION
ARCHITECTURE REVIEW BOARD
TUESDAY, FEBRUARY 9, 2021
5:30 PM
VIA ZOOM**

Participating via Zoom: John Murphy
Kevin Freeman
Scott Hargrove
Paul Barney
Tim White
Rob Dickinson
Shannon Renick
Chet Boyce, Toad Property Management

Chet called the meeting to order at 5:42 pm and confirmed there was a quorum.

Minutes of the September 9, 2019 Architecture Review Board meeting would be discussed and approved at the next meeting.

Chet explained a request had been made for the Association to enforce the lighting regulations and John said his neighbors lot left a light on 24/7 and the property manager for that lot was refusing to turn it off. Chet had approached the property manager and the light bulb had been changed so it was no longer below the light fixture and John requested the Board take steps to enforce the regulations and request a motion sensor be installed. After discussion Kevin made a motion that a motion sensor be installed on that lot. Paul seconded the motion and it was unanimously approved. Chet agreed to draft a letter and send to the Board for review.

Rob Dickinson explained a 3,750 sq. ft. building was proposed at 337 Buckley Drive, Lot 1, and would consist of three units, one occupied by Precise Painting and another by Renick Wood Floors. Rob and Shannon presented the plans and said the County had approved a second separate septic system and the permitting issued. At a previous meeting it had been agreed some landscaping would be on the lot and payment would be made from the owners of Lot 1 for landscaping at a more visible location of the Board's choice, such as the entrance berm. After discussion Scott made a motion for 6 new trees to be planted on the lot and 6 trees planted on the berm at the Highway 135 entrance. Kevin seconded the motion and it was unanimously approved. Minimum 6 foot Evergreens and 12 foot Aspens and a drip irrigation system for 3 to 5 years would need to be installed on Lot 1. Shannon agreed to coordinate with Rocky Mountain Trees or another contractor for 3 Evergreens and 3 Aspens of at least 1.5 inch caliper to be planted on Lot 1 and the same to be planted on the Highway 135 berm.

Rob Dickinson confirmed the height of the building would be 23.5 feet high and under the height of the highway by 6 feet. It was agreed height and exterior shielded lighting was acceptable.

Kevin made a motion to approve the plans as drawn with the addition of the trees and a simple drip system. Paul seconded the motion and the plans were unanimously approved. Chet said an approval letter would be drafted and sent to the Lot 1 owners. Location of the trees on Highway 135 would be

determined by the Board and the Board would coordinate with the landscaping contractor selected by the Lot 1 owners. Shannon and Rob left the meeting.

Scott Hargrove had submitted preliminary plans for 5 additional storage garages with a second level of storage at 469 Riverland Drive. Appearance would be similar to the existing structures. A drip system was already installed for the previously approved landscaping plan for the original structure. Scott said the exterior lighting would be separate motion sensors focused on specific parts of the structures and motion sensors for one building would not come on when the other building was approached. Scott said he would return to the Board with final plans for approval and it was acknowledged Scott would excuse himself from the voting.

Chet said 338 Riverland would be submitting plans in the future. It was unknown at this time what was proposed.

Kevin made a motion to adjourn the meeting. Scott seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management