

THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION
HEARING OF THE
Architectural Control Committee
August 8, 2016
3pm MDST

Board Members Present: Pat McNamar
Ian Fisher

Board Members present by Telephone: Eduardo Martinez
Don Baker
Craig Batchelor

Owners present : Ross & Karma Tideman
Marshall & Sandy Funk
Bruce & Kinga Fauser

Others present: Craig McManus, owners representative
Kent Cowherd, Architect
Paul Wynnes, builder

Management Company Present: Reed Meredith, Evergreen Management Inc.

Board president Pat McNamar called the meeting to order at 3:00pm. A quorum was established with all ACC members in attendance in person or by phone.

Proof of notice was established as having been sent to all owners on July 29, 2016.

Summit Architect Kent Cowherd presented his Preliminary report, noting that the applicant had supplied a much more complete application this time. The current drawings are dated 22nd of July. Cowherd noted that in addition to the requested variances for roof pitch and glazing, that other items will need to be addressed with the town and fires district including : lighting, landscape points, setbacks for improvements, driveway grade and access.

Cowherd noted that in relation to the Summit Design Guidelines , the following items do not comply:

1. Roof pitch needs to be between 8/12 – 12/12
2. Denote Massiveness – this project has a less massive look due to use of smaller timbers
3. Glass glazing exceeds 30 sq. feet.

Cowherd also noted that he felt that there was a lack of adequate parking on site for a 9-bedroom home.

Pat McNamar asked for any owner comments at this time :

Craig McManus stated that glass issue is a major issue as the amount of reflection is important. Also that parking appears to be a significant issue, there needs to be more parking. He recommends that ACC requests that this project goes in front of the full Mt CB Planning Commission.

Marshall Funk asked if another structure could be built in the future on lot 16. The answer is yes as the current design only utilizes lots 14-15.

Craig Batchelor noted that he was also concerned with the large amount of windows if all the lights were on at night.

Ian Fisher indicated that he is familiar with other project the proponent has done in Texas and they are of high quality.

Bruce Fauser asked if the home is to be used by owners or on a rental market.

Deuce Wynnes reported that it is not intended to be a rental property.

Ross Tideman stated his greatest concern is the massiveness

Don Baker noted that he was concerned with the point that Kent Cowherd makes for requesting for more parking. Clearly we should want more parking .

Deuce Wynnes responded that the plan shows space for 7 cars – 2 in garage and 4 in drive, 1 in hammer sac.

Pat – footprint has been reduced slightly to get down to maximum square footage.

Sandy Funk stated that Skier Access is a real issue.

Pat McNamar informed the group that he had met with Ian Fisher and Deuce Wynnes earlier about skier access.

McNamar asked the homeowners present if they would be inclined to grant the requested variances if the association could negotiate acceptable skier access via lot 16 in exchange.

Homeowners present indicated that they would be in favor of granting variance if a dedicated skier easement could be obtained.

The following motion was made and seconded:

MOTION: The ACCC board will go into executive session for the purpose of discussing possible conditions for approval of the requested variances for the preliminary plan proposed for lot 14-15.

The board returned from executive session at 3:50pm.

The following motion was made and seconded:

MOTION: to contact attorney Jon Schumacher for advice on the best manner in which to possibly approve a preliminary plan with conditions, and to allow for a subsequent vote of the board by email.

Vote: Unanimous Approval.

Reed Meredith noted that the association had already spent the initial \$700 design review fee that was paid on lot 14 and that he had requested payment of the \$700 for lot 15 review, but that it was still due. Deuce Wynnes indicated that he would make certain that it was paid.

There being no further business, the meeting was adjourned at 4:20pm.

Respectfully Submitted,

Accepted By,

Reed Meredith, Recording Secretary

Pat McNamar, President The Summit Owners Association Board of Directors