

MINUTES

ASPEN VILLAGE HOMEOWNERS ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE MEETING

May 14, 2024
6:00 p.m.

ACC Members:

James Anderson | Tom Ginn | Suzanne Roth | Denise Walters Zubrod

ACC Members Present:	Dan Fellin Tyler Schube Suzanne Roth	ACC Member ACC Member ACC Member
ACC Members Absent:	Mike Han Luisa Berne	ACC Member ACC Member
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	Jackie Welgos Ben Barnes Kristin Bronski Cindy Rogers Steven Stapleton James Spencer Tomas Bronski Gerardo Arce Chantal Henderson Mark Lewis	Lot 140 Lot 140 Lot 98 Lot 30 Lot 28 Lot 110 Lot 98 Lot 89 Lot 146 Lot 146

1. CALL TO ORDER

ACC Member Suzanne Roth called the meeting to order at 6:00 PM MST.

2. REVIEW AND APPROVE OCTOBER 17, 2024 ACC MEETING MINUTES

The members of the ACC will review and consider for approval the October 17, 2023 draft meeting minutes.

Suzanne Roth moved and Dan Fellin seconded to approve the October 17, 2023 ACC meeting minutes as presented. Motion Passed.

3. MAJOR IMPROVEMENT PROJECTS

The ACC reviewed and discussed the following Major Improvement Projects:

- Lot 72 – Update from Owner on progress of new home build:
 - The basement will be done in about a month. The footings out front will have concrete poured on Monday, then filled back in by the end of next week. Then I am having American Asphalt pour chip and seal hopefully by the end of the month. In July I will build the Carport and shed. I will most likely come in July or August to a meeting to show you plans for a fence on the street side. Then be completely done and put in to get my HOA deposit back.
- Lot 80 – Update from Owner on progress of new home build
 - GC team is on site daily, currently working on the carport outside. There may have been an excavator today for ground leveling. Sub-contractors are moving slower. HVAC has started in the basement but they're waiting on plumber, maybe today? After HVAC, electric can happen. All utilities should be in place by 5/24. Modular company will then finish upstairs, starting on 5/28. Not sure how long they'll need. After that, CO. Maybe mid-June?
- Lot 140 – Received submitted Major Improvement application for a new home build for ACC review and consideration for approval.

The owners of Lot 140 were present. Jackie presented tentative architectural drawings to the members of the ACC. They are working on getting bank stamp plans. Randy Outz is their project manager and Great Wester Homes is who they are designing the home with. The ACC advised the owners to send plans as soon as they get them so the ACC can start to review and provide comment. The ACC also said that a demo permit is needed before a home can be installed. The owners of Lot 140 were informed that they cannot remove the current home without first getting approval on plans to install a new home. The owners also said they will keep the property clean and maintained until a new home is approved.

4. MINOR IMPROVEMENT PROJECTS

The ACC reviewed and discussed the following Minor Improvement Projects:

- Lot 28 – Owner needs approval for posted signs on newly installed fence

The owner, Suzanne Roth, said that the signs have been there for two years and should not need approval at this point, its been too long. The owner also informed that the fence will be completed by mid summer.

Dan Fellin moved and Tyler Schube seconded to approve the ACC Application as presented by Lot 28 to have signs posted on their fence. Motion passed.

- Lot 30 – Owner submitted a Minor Improvement application for installing a privacy fence. 30-Day Waivers have been sent and need to be received from Lots 27, 28, 29 & 32.

The owner, Cindy, who was present at the meeting, is asking to put up a privacy fence around their Lot. The ACC needs clarification on whether a permit would be required for the type of fence they are looking to install. The owner was asked to obtain a permit if necessary. The ACC also asked that the nicer side of the fence be facing their neighbor.

Dan Fellin moved and Suzanne Roth seconded to approve the ACC Application as presented pending approval from the County that the proposed fence does not need a permit. Motion Passed.

- Lot 51 – Owner submitted a Minor Improvement application for removing the dead trees from their Lot and to repaint their home. 30-Day Waiver notices were sent and received from Lot 50.

Suzanne Roth moved and Dan Fellin seconded to approve the ACC Application via email from Lot 51 as presented. Motion Passed.

- Lot 98 – Owner submitted a Minor Improvement application for installing a new roof. 30-Day Waiver notices were sent and received from Lots 97 & 99.

The ACC asked the owners of Lot 98 for clarifications on the plans because they do not show what the heights of the new roof should be as far as mid-point and peak. Per the CC&Rs the requirements are 16ft on mid-point and 24ft to peak.

Tyler Schube moved and Dan Fellin seconded to approve the ACC application pending the ACC receives the measurements on mid-point and peak from the owners. Motion passed.

- Lot 110 – Owners submitted a Minor Improvement application for the installation of a hot tub.

The owners of Lot 110 informed the ACC that the hot tub will be 220V and thus will require a permit from the county to install. The concrete slab will be ground level. The owners are also asking to extend the existing fence along their property line by adding a privacy fence around the hot tub. This fence will be no higher than 6ft.

Dan Fellin moved and Suzanne Roth seconded to approve the ACC Application as presented pending the owners obtain a permit for the hot tub from the County and a permit for their fence if required by the County. Motion Passed.

- Lot 121 – Owner submitted a Minor Improvement application for the installation of a new storage shed and to make repairs to their carport. 30-Day Waivers have been sent and need to be received from Lots 91 & 120.
 - Lot 120 – Owner, Lynne, will not waive her right to 30-days unless the ACC approves. She would like to know if the new shed is the same size as the old.

The ACC needs to receive drawings of her plat to show where the new shed will be going, what size the new shed is and what are the owners exact plans are with regards to fixing the carport. The ACC did not approve of this application at this time.

- Lot 122 – Owner submitted a Minor Improvement application for the installation of a new roof.

The ACC Application that was received was incomplete. Management has contacted the owner twice with no success to collect missing information. No action was taken at this time.

- Lot 146 – Owner submitted a Minor Improvement application for the installation of a privacy panel. 30-Day Waivers have been sent and need to be received from Lots 145 & 147.

The owners of Lot 146, Chantal and Mark were present and were asking to install a privacy fence in front of their home. This fence will follow the layout of the planter bed that is currently in front of their Lot. The fence will be facing inward, and it will not be on the property line. The fence will be placed inside of the current planter. The fence will be less than 6ft.

Dan Fellin moved and Suzanne Roth seconded to approve the ACC application as presented. Motion passed.

5. OWNER COMMENTS

The owner of Lot 89 was present to ask the ACC Committee how to go about building a new home. The ACC recommended reaching out to Brad Larsen who has built numerous homes in the community already. Explained the overall process on how to go through building a new home in Aspen Village and asked the owner refer to the website for assistance.

6. ADJOURNMENT

Dan Fellin moved and Suzanne Roth seconded to adjourn the meeting at 6:41 PM MST. Motion Passed.

The next Aspen Village ACC Meeting will be on June 11, 2024.