

Kevin Carson

From: David Arnold <daasound@yahoo.com>
Sent: Thursday, January 5, 2023 10:06 AM
To: Kevin Carson
Subject: Minutes from ACC meeting c/o Ross

Kevin. Below are the minutes from the ACC meeting yesterday c/ o Ross

Thank you,
David Arnold

Begin forwarded message:

From: ross mueller <rossmueller@gmail.com>
Date: January 4, 2023 at 6:14:28 PM MST
To: David Arnold <daasound@yahoo.com>
Subject: notes from acc meeting

Minutes 12/4 ACC

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Kevin Carson
Mickey Florio
David Arnold
Paul Hamilton
Jim & Ellen Dailey
Ross Mueller
Dick Malmgren

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5:02 Small talk
5:05 Start meeting — David leading
5:06 David, Ross, Paul, Dick introductions
5:08 Mickey, Ellen, Jim introductions
5:10 David gives full disclosure of knowledge of Daileys as he leads the meeting.
5:11 David explaining the email and explaining the HOA policies
5:12 Clarification on landscaping/siding
5:13 Questions about clarification on landscaping easement agreement
5:14 Jim and Ellen agreed when David said no piling rocks. David suggests an email that clarifies
5:14 Dick states to be cautious about legal issues about crossing property lines, states financial concerns, legal concerns
5:15 Pavers + rock clarification for shared path. David clarifies this.
5:16 Dick clarifies comments towards his brothers real estate dealings
5:17 Ross notes that we advise written agreement from neighbors, HOA ACC would generally agree but being cautious
5:18 Paul agrees and notes that the town has some screwy lot lines and that HOA can not grant exceptions or easements

5:18 Daileys agree and understand. Says that info from Frisco has been difficult. Agree to get neighbor consent

5:19 David talks about his experience with easement around a concrete pad.

5:20 Paul once again says get a document from Norm

5:21 David says move on to second item. Rusted patina corrugated siding

5:22 Jim asks for guidance from the board for what materials are available. States there is a problem of water with the garage and foundation. Settling is an issue.

5:23 Paul is attempting to answer. States he update the guidelines. Maintaining the character of the mountain community. Cedar siding exclusive and horizontal. Over years we have evolved and allowed stone. Hardiplank around the corner. Colors are important for roofing and siding.

5:25 Paul one of the concerns he has is difference between mining and mountain community. States rusted corrugated metal is with the mining communities. Second issue is how we manage expansion.

5:26 Metal can be accommodated and the color can be fine. Talks about corrugated distracting from the feel of the mountain community. With metal or hardiplank, that we can find acceptable.

5:27 Ross clarifies to comment about metal options

5:27 Jim actions about goals of ACC. Modern or conservation goal.

5:28 Paul and Dick comment about the corrugated metal.

5:28 Dick talks about the history of the ACC at the beginning. Board history about symmetry of homes. Progress.

5:30 David likes synthetic, metal, hardiboard. Gives his opinion about look book. Against multitude rusted patina

5:32 Mickey talks about the concerns. Limiting the amount of rusted siding used as an option. The color on 8th avenue. People put up cold rolled steel siding, don't clean it, the oil protects it and then rusts inconsistently. No muriatic acid. Talks about color consistency.

5:35 Paint coating that looks like rust. Baked on finish that is consistent. Cold rolled is cost effective.

5:36 Compared to log homes. Made homes look victorian. Context of materials. Gives examples of other communities.

5:37 Paul responds about consistency once again. Changes that are allowed now and things have changed.

5:38 David says final review application. Rusted metal patina has been excluded. Majority is not acceptable

5:40 option to petition to the entire board, or submit additional design samples. Follow the policy of the ACC.

5:41 Seek permits, send more photos, appeal to entire board, or go with a different metal.

5:42 Dick talks about history of board appeals. History of neighbors and aesthetics. Community is the focus.

5:43 Jim responds about aligning in the community. Questions about the investment in the house helping community.

5:44 Paul responds with the corrugated steel reaction. Jim does not like synthetic stone. Recognizes peoples opinions.

5:45 Ross offers hardiplank, Mickey responds that it's not as durable as metal.

5:45 Mickey asks for options on metal. Paul suggests to come up with 3 examples to compare rather than a description

5:46 Jim asks anything acceptable? David says monotone colors is more

acceptable than multiline. The last two pages of the document have some acceptable options.

5:47 Ellen sharing screen to show options

5:48 Mickey describes some options. Coated finishes. Horizontal panels are painted maybe.

5:49 Ellen talks about siding in bad shape but metal in good shape.

Mickey shares screen to documents

5:50 Shows paint options that they have been considering. Some solid options instead of speckled options

5:51 Jim asks clarification of sample. Paul responds. David clarifies because of screens

5:52 David talks about painting and synthetic stone scaling off.

5:53 Exclusion for landscape waived. Rust not approved.

5:54 Paul notes that solid coloring could work and likes some details, as opposed to flat. Metal and bronzer colors.

5:55 Ellen talks about future movement for pattern colors and options

5:57 Closing statements

6:02 Mickey Jim and Ellen left

6:03 Question from Ross about Wavy vs Flat/Board and button. Everyone has a similar opinion

6:06 David asks about formality. Paul says let's have a beer and align things. Most discussion is emails

6:06 Dick says no major issues.

6:07 Paul talks about the issue at Duree house having metal siding on the back side. Discussion around the approval.

6:11 Break

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-ross mueller