

Fairway Oaks Board Meeting
Lot 27 Chris Thompson Build
June 14, 2024
4:30pm

Attendance:

Board of Directors - Deb Modellmog, Paul Thompson, Cameron Durfee
Design Review Board – Denise Trella, Heidi Christiansen, Wendy Wythe

Deb Modellmog – reviews objections for discussion

DRB

Heidi Christiansen – presents the DRB position and history of Lot 27

This includes the original date of submittal and non-documented approval in 2021, also noted during this time Wolfcreek Water & Sewer issued a water moratorium which ceased all new construction.

DRB Concerns:

Overhangs

5-foot Privacy wall on south side

Railings

Window's added on north side

Wendy Wythe – Due to time lapse there is a new DRB in place after 3 years, after reaching out to past directors and DRB members there is no documentation of this application, we have asked to resubmit this application with a new date.

Heidi Christiansen - reminds the BOD that the DRB position is to follow the guidelines and our neighbors respecting how the DRB is approving requests.

Denise Trella – Reads from Guidelines, page 5, 5.6 #10 outdoor living regarding concern with proposed privacy wall

Closing Remarks
DRB departs meeting 5:39pm

Fairway Oaks Board member resume meeting 5:41pm

Deb Modellmog- has no issues with the privacy 5-foot courtyard wall as he is within his building envelope

Cameron Durfee - agrees that the courtyard discussed is 18X10 feet within the buildable lot with an overhang
Guidelines, Page 13, 6.6 doesn't apply in this case.

Discussion is made by all members that courtyard 5-foot privacy wall is within buildable envelope. Concerns are given if will set a precedence moving forward for current homeowners to build same and agreed if within buildable envelope ok.

Deb Modellmog – Gives notification that MRL Construction will be done with their contract with Fairway Oaks HOA the end of July 2024. Suggests having the landscape committee hire new snow and landscape company.

Paul Thompson departs meeting at 6:07pm due to conflict of interest

Cameron Durfee – indicates no issues with keeping the railing as originally submitted

Deb Modellmog – reminds the age of the community and that update of most homes will help in resale values.

Cameron Durfee, I would like to leave the railing to his discretion which is wood and metal. The windows in the back yes, I think would look better but it's not necessary. Due to location, I don't think it would be an issue if windows or not.

Deb Modellmog -if it isn't a large cost put windows in on the north side, let speak directly to Chris on cost to change.

Cameron Durfee- the issues were presented as the guidelines states for to add windows. Asks if any documents were given regarding the initial pre-design meeting as in the CC&R's

Deb Modellmog - we do not have any knowledge of that meeting, however there is an email dated October 2021 from Chip Ulrich regarding scheduling meeting issues (see attached)

Cameron Durfee – discussion of moving forward and setting more specifics and clear communications moving forward as to make the process streamlined.

Board questions for Lot 27 homeowner:

- Confirm final plans for railings
- Windows on north side cost to homeowner if substantial to homeowner not required.

Due to the past correspondence from the DRB and board we approve the courtyard wall as it is within the building envelope

Deb Modellmog - Approves plans based on the DRB recommendations
Cameron Seconds

Meeting Adjourn: 8:15pm

*Paul Thompson due to conflict of interest has removed himself from the discussion