

DEER CREEK VILLAGES OWNERS ASSOCIATION
PO BOX 1142 855 SE Stonebridge Dr.
CEDAREIDGE, CO 81413

- f. Inspection for weeds on vacant lots will begin May 1.
 - g. An agreement for 2023 was signed for Eagle Eye Design for our drafting verification of plans.
6. DRC Report
- a. 700 SE Pine – Casa Bella: Casa Bella’s Mr. Furubotten attended as a representative.
 - i. A request for architectural variance to have A/C condenser in setback was submitted by Mr. Furubotten as a Variance Request Form. Ms. McTernan moved to approve this variance. Ms. Scott seconded. Unanimously approved.
 - ii. The architectural plans were approved by the DRC but the color was denied due to the similarity in blue color to the adjacent lot’s home at 710 SE Pine. Mr. Furubotton advocated for his client to have their blue color approved even though they are directly adjacent to an already existing blue house. He presented the shade difference using an actual sample of the proposed blue color, but not an actual sample of the existing home’s color at 710. The DRC had previously visited the site and provided pics of the two colors in the proximity that they would be; they looked very similar. Mr. Furubotten had advocated and collected signatures of surrounding neighbors stating that they were okay with the two colors next to each other and stated that he was the neighbor that would be looking up at the two homes and it didn’t bother him. (Mr. Furubotten’s residence is five lots to the south on Pinyon). He stated that 710 was the only neighbor not willing to sign and felt that was enough to bypass the guidelines. He also stated that there are several shades of tan/brown, etc. already next to each other, and there are two white houses side by side on Pine that aren’t a problem. He stated that trying to build different colors within five lots of each other will be very difficult as the neighborhood builds out. He also stated that the 700 SE Pine build is a beautiful home that will increase the property values, not decrease it because of its color. The BOD unanimously approved the architectural plans, but the approval of the house color was tabled until the April meeting to have more time to review and more board members in attendance for a vote.
 - b. 800 SE Pinyon - Palumbo: The a/c unit previously located in a setback was relocated on the plan and therefore no variance was needed. The DRC approved

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this plan as is and presented to the BOD. Ms. McTernan moved to approve the plans as presented by the DRC. Ms. Scott seconded. Unanimously approved.

- c. 1470 SE Stonebridge: This plan included a variance request for the back patio to go over setback toward the creek. The shape of the lot is odd and it didn't appear that the setback would cause issue. The DRC approved this plan along with the variance and color. The color had been previously discussed with the builder because of a similar color within five lots, and they provided a second option. Ms. McTernan moved that the plans, variance, and color be approved as presented by the DRC. Ms. Scott seconded. Unanimously approved.

7. Old Business

- a. Violation at 335 SE Limestone Ct.: There was quite a bit of discussion among the board members who were concerned about the quality of the paint to be used to rectify the metal roof color. Ms. Rens said that she was sure there would be no issues. Ms. Rens said she had done extensive research on the requirements to paint a metal roof. Ms. McTernan asked Ms. Rens if New Beginnings would warranty the repainted roof. Ms. Rens did not know.
 - i. Ms. Rens requested 90 days from the receipt of the violation date to remedy the roof color with a completion date no later than May 17, 2023 due to the weather conditions necessary to apply the paint correctly. Ms. Brown stated the importance of the completion of this violation even if the house goes under contract or sells in that time, as it will show a violation on the Status Request that comes from the title company if it is not complete. Ms. Rens assured the BOD that the correction would be completed and completed accurately.
 - ii. Ms. Scott moved to extend the roof compliance on 335 SE Limestone Ct. by New Beginnings to May 17, 2023. Ms. McTernan seconded. Unanimously approved.
- b. Leaking cluster box on SE Pinyon: To be discussed at work session.
- c. Recommendations for tracking builder violations and removal of builders from approved list: To be discussed at work session.
- d. Continuation of refunds to builders: To be discussed at work session.
- e. Follow up on work session with Stonebridge Townhomes (SBTH) BOD representatives: To be discussed at work session.

8. New Business

- a. Review mowing contracts: To be discussed at work session.
- b. Authorize Tate Locke and Linda Scott as signers on DCVOA bank accounts: Tabled for discussion at next regular board meeting.

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9. Open Comments and Discussion from the Floor
 - a. Ms. Whitney Bicknese of 710 SE Pine attended and stated that she opposed the proposed color of the house being built next to her at 700 SE Pine and hoped the board would follow the DRC guidelines. She asked if they were to approve this one, would they also approve a blue house on the adjacent property to the south of her should that owner also be adamant about having a blue house. The board thanked her for her input.
10. The next regular meeting will be at 9:00 a.m. on Wednesday, April 26, 2023.
11. Ms. McTernan moved to adjourn the meeting at 7:24 p.m. Ms. Scott seconded. The motion passed unanimously.

Respectfully submitted,
Marcia Martin