The Ranch Homesteads
Owners Association
January 4, 2017
Guardhouse
DRC Meeting Minutes

<u>**Committee Members Present:**</u> Sterling Johnson, Laura Thelen, Jackie Moe, and Ryan Woody
<u>**Committee Members Absent:**</u> Sean O'Brien
<u>**Architect Present:**</u> Al Christensen
<u>**Community Management Present:**</u> Korin Hatch

1. **Meeting called to order at 4:14pm.**

2. **Review/Approve Minutes:**   Motion by Laura to approve the minutes from 11/3/16 with the error in Section 3, paragraph b, seconded by Jackie and unanimously approved.

3. **Business**
   a. **Lot 19A – Moe – Color Change:** The committee members present, unanimously approved the requested color change to "Wooden Peg". Jackie Moe abstained from voting.
   b. Lots 18a, 20A & 20C:
      i. The committee members present unanimously denied the Morrisey's change request submitted on 12/19/17 based on the following:
         1. The Romeo/Juliet balconies above the garage need to be larger and should encapsulate the windows on both sides of the doors, leaving a space no greater than four (4) between the balconies.   The alternative (preferred by the Committee) is to leave the balcony as approved on the original plans.   Please resubmit revised plans addressing the balcony above the garage. When submitting the revised plans you must submit electronic AND full size construction documents identifying the revisions. Also, as a reminder, **prior to installation of the exterior light fixtures, a sample fixture must be submitted for approval by the Committee**.
      ii. The Committee instructed Preferred Communities to send notice to the Morrissey's to correct the slope on the driveway to address the drainage, as it should be diverted to the culvert on the east side of the driveway. Owners will be responsible for all repair costs due to the erosion caused by the runoff from their driveway.
      iii. The committee requires a full preliminary submittal for the barn, in addition to turning in the new deed reflecting all 3 lots have been combined.

Meeting adjourned at 5:03 pm

Respectfully submitted,   Korin Hatch, CAAM, CMCA, AMS