

The Ranch Homesteads
Owners Association
October 4, 2016
Carefree Ranch Guardhouse
DRC Meeting Minutes

Committee Members Present: Sean O'Brien, Sterling Johnson, Laura Thelen, Jackie Moe, and Ryan Woody

Architect Present: Al Christensen

Community Management Present: Korin Hatch, Robert Herrera

1. **Meeting called to order at 3:04pm.**
2. **Review/Approve Minutes:** Motion by Jackie to approve minutes from 7/14/16, seconded by Sterling, unanimously approved.
3. **Design Review Guidelines –Sections 3.2 & 3.12**
 - a. Motion made by Sean, seconded by Sterling and unanimously approved to strike the statement “at the time he begins a preliminary design of his or her Residence” from Section 3.2 of the Design Guidelines. This allows owners to submit for approval on a building envelope prior to submitting plans for the primary residence.
 - b. Motion made by Sean, seconded by Jackie and unanimously approved to change the verbiage for Section 3.12 as follows:

Section 3.12 Setbacks

- All setbacks will be reviewed on the merits of the submitted site plan design.
- Setbacks to the building envelope: 60 feet. This area shall remain in an undisturbed natural condition.
- Minimum distance between buildings on adjacent Lots: 300 feet
 - The Design Review Committee shall relax this requirement if enforcement thereof would render it impossible to establish 300' between buildings on adjacent lots.
 - The Design Review Committee shall have discretion to relax this requirement if enforcement would in the opinion of the Committee substantially impair the use and enjoyment of a lot.
 - All proposed lot splits shall take into account this 300' setback requirement. Any application for a lot split which would cause a resulting lot to have difficulty complying with this requirement will not be looked upon favorably by the Committee.
- Minimum distance between main and accessory buildings on a lot: 10 feet

- Distances In excess of these minimums may be required by the Committee.
 - c. Motion made by Sean, seconded by Ryan and unanimously approved to no longer enforce a previously used guideline (rule of thumb) of 150 feet setback from the Lot line to a building on the Lot.
 - d. Laura requested that specific processes be included in the Design Guidelines to submit for a building envelope, following the guidelines set forth by the City of Scottsdale. This request was tabled indefinitely.
4. **Lots 16C & 10A:** The owner of Lot 16C has requested the Board's approval to adjust the lot line between 16C and 10A to will be purchasing a ½ acre of Lot 10A to append Lot 16C allowing a driveway to be built which is less steep. The ½ acre will be severed from 10A and immediately appended to 16C. After the lot line adjustment, 10A will be approximately 10.4 acres and 16C will be approximately 8 acres. Motion made by Jack Hamilton, seconded by Dan Moe and unanimously approved via email outside of the DRC meeting. Sean O'Brien signed the letter to be presented to the City of Scottsdale, providing Board approval for this request.
5. **AI Christensen Updates:**
- a. **Lot 19A (Moe):** Stucco is done, painting to be completed this week
 - b. **Lots 18A, 20A & 20C (Morrissey):** Sean motioned, seconded by Sterling and unanimously approved to allow the combining of Lots 18A , 20A & 20C and the conceptual approval of placement of a barn on Lot 18a subject to preliminary designs submitted and reviewed against the Design Guidelines.
 - c. **Lot 8B (Swanson):** the committee has approved submittal of a virtual model in place of a physical model, as long as it is submitted in Sketchup. The Committee will schedule a meeting to view the virtual model & plans together once received.

Meeting adjourned at 5:03

Respectfully submitted, Korin Hatch, CAAM, CMCA, AMS