

ARC Meeting for Lot 50 on 1/12/2021 @3:30 Pm at Roy's Garage

Attendees: Marlene, Steve, Roy and Chris Clune (Owner)

Plans review for neighbors was available for review on Jan 9 & 10 at Marlene's garage. 2 neighbors reviewed the plans and left no comments.

Plans where well designed and very complete.

The fill on the west side of the house will be retained with a native basalt wall to prevent encroachment on the Public Access Easement.

All fill around the house will be feathered out to create a smooth transition.

Columns by the front entrance will be larger than what is shown on the drawings.

Solar panels will be installed on the south roof in the future.

Recommendations by the ARC to improve livability:

- Have garage floor and driveway the same level as main floor in order to eliminate steps.

- Water heater in garage will result in long wait time to the kitchen and bathroom unless you have a circulation system.

- Consider Alaskan Yellow Cedar for your deck material.

- Use Bi-fold doors for closet rather than sliders.

- Consider pocket doors instead of swinging doors if they will be open most of the time.

Good luck on your project Chris.

The ARC of Sunridge
Roy Nelson Chairman