

ARC Meeting for Lot 30, 7:00 PM August 15, 2019

Attendees:

Kerry & Tom Augustynak- Lot Owners

Neighbors:

Karen, Jim, Jenny Meyer

Don Bennett

Richard Hovis

Jill Paulson

ARC members:

Marlene Kindorf

Steve Paulson

Roy Nelson

Plot Plan, S-1

1. No height restrictions shown
2. Propane and Heat Pump not shown
3. Height Pump must be rated at 70 decibels or lower
4. East side of garage, proposed fill for sidewalk will need to be retained along property line with native basalt retaining walls
5. Proposed fill in front and sides of house will not be approved. If fill is needed for front steps and sidewalk, the fill will need to be retained with native basalt retaining walls. Natural grade should be retained unless you have a specific need, if so, you need to show a proposed plan/design.

Sheet 2 of 7

1. No detail of foundation & rain drains in cross section

Elevations, 4 of 7 & 5 of 7

1. Shown actual existing grade and proposed grades
2. Show proposed basalt retaining walls
3. Show roof peak heights on all views
4. Deck columns will be a minimum 7 inches, wrapped is OK

Suggestions from the ARC

1. If you want to maximize solar panel space for the future, consider
 - Satellite dish under deck rather than on the roof
 - Consolidate plumbing vents in attic so just one vent comes thru roof
 - Fireplace vent in south wall rather than roof
2. Install propane on the deck where you want your grille, no more propane containers
3. Wire or conduit from electric box to attic for future solar panels
4. Remove front door closet, make pantry larger, then install washer and dryer, consider stacked units
5. Use obscure glass in bathroom windows
6. Closet door by front door, consider bifold door
7. Sound wall between guest bedroom and living room
8. Consider pocket doors for: Master Bath, Master Closet, Pantry
9. Consider out swing doors for: Front Door, Kitchen to Garage, Garage to outside.

After changes are made please resubmit 3 copies of any plan sheets that have been changed. We will reassemble plans when we give final approval.