

**ILIUM PARK OWNER'S ASSOCIATION
DESIGN REVIEW BOARD MEETING MINUTES**

Date: Tuesday, November 30, 2021, at 12:30 p.m., MDT.
Location: via Conference Call
DRB Present: Mike Balsler, Josh Blakeman, Amy Schilling, Josh Blakeman joins the call at 12:42 p.m.
Owners Present: Molly Norton, Sherri Reeder, Anita Cody, Kristina Lamb
Others Present: Elyssa Krasic, Edwin Lindell, Emory Smith, Elyssa Krasic

Meeting called to order at 12:40 p.m., MDT
Roll call.
Determination that a quorum is present.

Motion by Mike Balsler, second by Amy Schilling, to approve the September 28, 2021. Design Review Board meeting minutes. All in favor, motion passes, unanimously.

TR 18 Application

Molly Norton, owner presents the application.
Asking for waivers concerning the 5' setback and application fee.
The September 28, 2021, meeting minutes reflect that fence are not allowed and this is inconsistent with the DRB guidelines that include fence guidelines.
Discussion of 20' utility easement and guidelines that do not allow structures within the easement.
Discussion of fence guidelines, including height and setbacks.
Table this application to the next DRB meeting, so the DRB can research what they are and how they can approve or consider a fence within the easement.

Lot 440-5 - Insubstantial Plat Amendment

Edwin Lindell proposes the request. They are requesting HOA approval for the fence within the easement, reducing the setback from 15' to 3'. Letters of support have been submitted from the neighboring lots.

Motion by Josh Blakeman, second by Mike Balsler, to allow a limited waiver for building the fence, trash enclosure, and parking within the west side yard setback, a reduction from 15' to 3', excluding other improvements, approving the Insubstantial Plat Amendment dated 11-2-201. All in favor, motion passes, unanimously.

Lot 418 Application

The applicant is requesting to clear and level lot 418 for the purpose of storing construction materials and staging.
Discussion of construction fencing requirements, retaining walls if needed, tree removal over 4" in diameter.
The lot is steep and heavily wooded.

The DRB requests the applicant supply photos of the current lot, tree removal plan, any shoring or layback plan on the uphill side, construction fencing, and permanent fencing as outlined in DRB guidelines.

Water and Sewer Guidelines

The applicant will be required to review the water installation, including water, sewer, tap, layout with the water operator prior to construction. This meeting will be after the predesign meeting and before noticing. Submittal requirements discussed. Review and approve the water and wastewater plan / layout as built with the water operator.

Motion by Josh Blakeman, second by Amy Schilling, to include a water and wastewater plan review and approval with the Association Water Operator as part of the DRB approval process. *All in favor, motion passes, unanimously.*

Jerrod Young calls in and the DRB revisits application for Lot 418.

Mr. Young is advised of the request for additional information and says he will supply. He has a shoring plan. The parking requirement for the lot is no less than 4 parking spaces and is advised he must leave space on the lot for parking. Mr. Young would like to begin January 1, 2022.

Unfinished Business

We are actively seeking DRB nominees. The DRB will be appointed at the next Board meeting on Thursday, December 2, 2021, immediately following the Annual Owner meeting. In the event someone has to miss a meeting, we would very much like to have one or two alternates available, so meetings are not cancelled.

Request an update from the Sheriff's Office. Solar panels have been installed but they did not seek approval. Request information for the solar panels and array.

New Business

Discussion meeting schedule in 2022.

The Declaration states the DRB must respond to the applicant within 60- days but the DRB wants to be considerate of applicant's development timeline.

Proposes work session later in the day not to interfere with work schedules. Full Circle would not be required to attend.

Discussion of noticing requirements, regarding lot 418.

Motion by Josh Blakeman, second by Mike Balsler, to adjourn the meeting. *All in favor, motion passes unanimously.*

Meeting adjourned at 1:54 p.m., MDT.

2021 Meeting Schedule:

December 28, 2021, at 12:30 pm. MST confirmed

Meeting adjourned at 1:54 p.m., MST. THE FOREGOING MINUTES WERE APPROVED BY THE DESIGN REVIEW BOARD AT ITS MEETING HELD ON December 28, 2021.