

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

Date: Tuesday, December 28, 2021, at 12:30 p.m., MDT.  
Location: via Conference Call  
DRB Present: Josh Blakeman, Amy Schilling, Kristina Lamb, Ryan Kusuno  
Owners Present: Jeff Proteau, Jake Lareska, Brian (TSG), Jerrod Young, Ron White, David Eckman, Jerrod Young  
Others Present: Elyssa Krasic, Edwin Lindell, Emory Smith, Elyssa Krasic

Meeting called to order at 12:36 p.m., MDT

Roll call.

Determination that a quorum is present.

Executive Session: regarding allowing fencing within the water tank access road / easement

*Motion by Josh Blakeman, second by Amy Schilling* to enter Executive Session at 12:40 p.m. *All in favor, motion passes, unanimously.*

*Motion by Josh Blakeman, second by Ryan Kusuno,* to exit Executive Session at 1:27pm. *All in favor, motion passes, unanimously.*

Appoint DRB Chairman and Vice Chairman

*Motion by Kristina Lamb, second by Amy Schilling,* to elect Josh Blakeman as DRB Chair and Mike Balser as Vice Chairman. *All in favor, motion passes, unanimously.*

Discussion of alternates ability to vote if DRB is not present in full. DRB will review Governing Documents for direction.

*Motion by Josh Blakeman, second by Amy Schilling,* to approve the November 30, 2021. Design Review Board meeting minutes. *All in favor, motion passes, unanimously.*

TR 18 Application

DRB will discuss further in a work session and with legal counsel regarding allowing a fence to be built in the water tank access road easement. If approval is possible, an agreement between the lot owner and the HOA will be required to be signed and recorded. The agreement could include language regarding access and removal of the fence without notice at no cost to the Association with no requirement to replace by the Association. Other considerations include installation guidelines.

Lot 418 Application

The applicant would like to clear and level the lot to use for construction material storage.

Review and discussion of the documents submitted including the example of temporary shoring, arial view of trees on lot and construction fence.

Discussion of tree removal plan and landscaping plan.

Consideration of guidelines allowing grading to lot lines or to setbacks.

This application is determined to be a landscaping application instead of variance application.

Application deposit: \$1500 Application fee: \$25

### Lots Q8R, Q9R, Q10R, Q13R, Q14R, Q17R, Q19, Q20R, Q21R Application

Jeff Proteau presents application to build 9 affordable housing units.

Jake and Brian from EV Studios, Ron White and David Eckman from the construction team attend the call.

Lots Q17, Q19, Q20, Q21 are narrow steep lots. Lots Q8, Q9, Q10, Q13 are small lots.

Presenting 2- and 3-bedroom designs, some with gabled roof, some with mountain modern sloped roof.

Discussion of design and considerations to keep the project affordable.

Review of possible variances including:

- parking (Q12 & Q13)
- height from 25' maximum to 27' as presented
- trash shed location
- pitch of mountain modern roof slope (Q12 & Q13, Q17, Q19, Q20, Q21, Q8)

DRB requests:

- Landscaping plan using deciduous trees over pine tree.
- Possible enclosure of lower decks (Q8, Q9, Q10) for storage areas.
- Consideration of the trash shed being incorporated with the existing trash shed. Concern over trash truck access with proposed trash shed.
- Determination if garages will be included Lots Q17, Q19, Q20, Q21

Discussion of roof pitches. The presented gable roof has 4:12 pitch (Lots Q9, Q10). The presented mountain modern is 2:12 pitch (Q12 & Q13, Q17, Q19, Q20, Q21, Q8). The 2:12 pitch is the standard for the manufacturing package.

Review of height requirements, presented at 27'.

Project will contain 6 homes for sale and 3 for rent.

The applicant is preparing noticing package for January 10, 2022, ahead of the January 25, 2022, DRB meeting.

The applicant is asking for final approval at the January 25, 2022, DRB meeting.

The DRB will schedule a work session to review the application further.

Application fees discussed

### San Miguel Sheriff's project update (solar panels)

DRB requests an application for the solar panels on the building and the solar array installed next to the building. The applicant stated the solar panels were a separate project performed by the County.

Consideration of adding solar application to existing application or providing as a new application.

A new minor application fee is \$10. Application should include specs, drawings, pictures.

### Water and Sewer Guidelines / Tap Fee Language / Application requirements

Discussing of who is collecting tap fees and determining fees. Tap fees are based on fixtures, pipe size and base fee. Clarification on tap fee process is needed.

- Consideration of collecting the base rate before the building permit is issued and then the # of fixtures fees and additional square foot fee with the building permit.
- Pipe diameter is for other fixtures not included and is for utility user not for tap fee.
- Regarding the Idarado project, tap fees will use the 2021 fees.
- Association attorney to interpret the legal
- Update the tap fee schedule
- Inspection required by the HOA Water Operator to estimate the fees and then check the building permits for the actual fixtures presented in the project.

Discussion of revising the DRB application checklist for applicants.

Unfinished Business

Lot 18 application  
Lot 418 application  
TSG Application  
Legal items

New Business

Defining temporary construction, special construction regarding lot improvements.

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

*Meeting adjourned at 4:04 p.m., MDT.*

Meeting adjourned at 4:04 p.m., MST. THE FOREGOING MINUTES WERE APPROVED BY THE DESIGN REVIEW BOARD AT ITS MEETING HELD ON January 25, 2022.