

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

Date: Tuesday, August 31, 2021 at 12:30 p.m., MDT.
Location: via Conference Call
DRB Present: Mike Balsler, Amy Schilling, Tegan Jones
Owners Present: Sherri Reeder, Mike Delsart, Sherri Reeder, Jon Wolcott, Ryan Kusuno
Others Present: Elyssa Krasic, Dan Witkowski, Nicole Pieterse

Meeting called to order at 12:37 p.m., MDT
Roll call.
Determination that a quorum is present.

Motion by Josh Blakeman, second by Teagan Jones, to approve the July 27, 2021 Design Review Board meeting minutes. All in favor, motion passes, unanimously.

Lot 442 Application

Nicole Pieterse presents revised application.

Discussion of application process.

Discussion of meeting with the County to discuss temporary structure definition.

Q: Applicant asks when should we notice neighbors?

Q: Is there a plan to designate parking?

Q: Is there a plan to build under one roof? Item K in the matrix.

A: It is one roof on top of another roof, attached.

Review and discussion of the matrix requirements.

Nicole Pieterse presents:

Parking: the site easily accommodates parking for 3 vehicles

Plumbing: n/a, not required for a storage structure

Electrical: Electricity serves this site, as well as the other two sites on Lot 442; all three are separately metered. Electricity is only used occasionally for power tools. The site is not used after daylight hours, so there is no lighting.

Landscaping: No landscaping is proposed. The applicant is amenable to planting some minimal landscaping. Additional screening material will be installed on the perimeter fence.

The Professional Engineer's letter addresses loading, stating that the structure appears to be adequate. The applicant will perform the following to the engineer's specifications:

- reinforce the area beneath the shed with new joists as specified by the engineer
- install Simpson H3 clips to adequately fasten the structural components
- install a guard rail on the span

Noticing: We will notice all owners within 200 feet upon receipt of the form of written notice from you (containing the meeting date, etc.) pursuant to Section 2 of the First Amendment to the Design Guidelines and Procedures.

The DRB would like to meet with the County and will reach back out to the applicant.

Old Business

Discussion of Lot 20 application, add to agenda for next meeting.

Discussion of TSG preliminary application. Mike Balsler shared drawings with some neighbors to gather preliminary feedback. Concerns raised included parking and trash.

Sherri Reeder asks if the DRB has a sample noticing letter. There is not a standard form.

Discussion of setting a meeting with the County on Wednesday, September 8, 2021 at 1:00 p.m., MDT.
After 5 pm is best for Josh.

New Business

Ryan Kusuno requests adding a step to the DRB approval process. This step would include water operator reviewing development applications for water and sewer step of approval. Including water and sewer safety regulations. The County states this is an HOA issue. Recent application for example, require more shut offs than anticipated which has financial impacts. Another application is running into issues with tap location.

Water billing and usage questions are directed to Shugars and Company.

Molly Norton inquires about an application she sent in on 8/23/2021. It was not received. She resent and it will be added to the next agenda.

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

Meeting adjourned at 1:28 p.m.

2021 Meeting Schedule:

If there are no applications 1 week prior to the meeting, the meetings maybe be cancelled by Board.

September 28, 2021 at 12:30 pm. MDT

October 26, 2021 at 12:30 pm. MDT

November 30, 2021 at 12:30 pm. MST

December 28, 2021 at 12:30 pm. MST

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