

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

Date: Tuesday, September 28, 2021, at 12:30 p.m., MDT.
Location: via Conference Call
DRB Present: Mike Balsler, Josh Blakeman, Amy Schilling,
Owners Present: Molly Norton, Sherri Reeder, Nicole Pieterse, Ryan Kusuno
Others Present: Elyssa Krasic

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

Motion by Josh Blakeman, second by Amy Schilling, to approve the August 31, 2021, Design Review Board meeting minutes. All in favor, motion passes, unanimously.

Executive Session to discuss Lot 442 Application with Association Attorney

*Motion by Josh Blakeman, second by Amy Schilling, to enter executive session at 12:42 p.m., MDT.
Motion by Josh Blakeman, second by Amy Schilling, to exit executive session at 1:05 p.m., MDT.*

Motion by Josh Blakeman, second by Amy Schilling, to move the agenda item, Lot 442, to the next item of business. All in favor, motion passes, unanimously.

Lot 442 Application

The DRB finds that the current governing documents for the Association do not support the ability of an owner or other party to be able to install and use facilities and structures such as those included in the pending application. The Board is going to review its governing documents and propose modifications to the documents that more specifically address these types of structures and related uses and establish criteria for reviewing and acting on such applications in the future. Because the pending application is not something that the Board believes it can act upon and approve, the Board is willing to table the application for further review when the governing documents are updated. The alternative is for the Board to deny the application outright. The Board also finds that the structure on top of the stands is not something that has been reviewed and approved by the Board and should be removed and could be located on the ground.

Motion by Josh Blakeman, second by Mike Balsler, move to Table the application until such time as the applicant advises the Association of its desire to have the Application placed upon a future agenda. The Board also directs that the shed placed on the top of the structures be removed within 30 days of this action and could be relocated to the ground, provided that the uses meet the minimum parking requirements. The structures contemplated by the Application will be used solely for storage and shall not be habitable for any purpose. All in favor, motion passes, unanimously.

TR 18 Application

The applicant would like to install a fence along the back property line.
Asking for a variance of the 5ft setback to install a split rail fence.
Discussion of fence in proximity to easements.
This application will be continued at the next DRB meeting on October 26, 2021.

Lot 20 Application

The application is to replace the existing deck.

Motion by Josh Blakeman, second by Mike Balser, to approve the replacement of the deck. Amy Schilling abstains. Josh Blakeman and Mike Blaser are in favor, motion passes.

Water and Sewer Guidelines

The Association attorney advises the item be added to the DRB application process. 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.

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

Meeting adjourned at 2:06 p.m., MDT.

2021 Meeting Schedule:

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

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 2:06 p.m., MDT. THE FOREGOING MINUTES WERE APPROVED BY THE DESIGN REVIEW BOARD AT ITS MEETING HELD ON November 30, 2021.