

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

Date: Wednesday, January 26, 2022, at 12:30 p.m., MDT.
Location: via Conference Call
DRB Present: Kristina Lamb, Ryan Kusuno, Zoe Dohnal, Amy Schilling (1:00pm)
Owners Present: Kara Bagnall, Molly Norton, Jennifer Dinsmore, Ryan Smith,
Jeff Proteau, Sherri Reeder, Meghan Pittenger, Elena Withers
Others Present: Elyssa Krasic, Jake Lareska, Brian (TSG), Jeff Proteau (TSG)

Meeting called to order at 12:35 p.m., MST

Roll call.

Determination that a quorum is present.

Meeting continued from Tuesday, January 25, 2022.

Lots Q8R, Q9R, Q10R, Q13R, Q14R, Q17R, Q19, Q20R, Q21R Application: Final review

Jeff Proteau provides summary of proposed 9 deed restricted units.

Discussion of pulling Q17, Q19, Q20 Q21- 4 units down the hill a few feet. 2 of those units are for sale, 2 are for rent. Common entry to units. Retaining walls on the Northside. Asking for flexibility to slide 2- 3 feet in either direction to accommodate parking.

Q13R & Q14R- 2-bedroom units. 1 for sale, 1 for rent.

Q8R, Q9R, Q10R - all for sale for owner occupation. 2 are 3 bedrooms; 1 is a 2-bedroom unit.

Discussion of parking: 6 of the 9 units are for sale and owner occupied so we do not anticipate excessive parking. Rooms are not being rented out individually. There is a parking easement on Q36.

Discussion of possible trash enclosure location and or adding onto the existing structure.

Discussion of exterior lights on sensors. All lighting will be downlighting without sensors, dark sky compliant.

Discussion of Public Benefits- Lot SV30 was donated to the community for the benefit of owner use. That space is allocated in the replat for the community and will not be built on.

There are 3 outlet lots Q6R is not planned to be built on at this time, which is why the trash enclosure was proposed there however, this lot could be used for additional parking.

Discussion of proposed 2:12 roof pitch, which is a variance request. The proposed pitch is due to manufacturer requirements and works well with the construction type and keeps cost down compared to a steeper pitch roof.

Owner Comment

Trash: is a concern and the trash facility is already full.

An Owner asks about status of combining HOA's.

This is a DRB meeting, and the combination of HOA's not a DRB item of business. This can be discussed at a Board meeting.

TSG provided \$100,000 for Two River HOA use, agreement should be reviewed.

Trash could be improved.

Parking options discussed.

Why are there not more windows?

The floorplan is driving the window placement and keeping the cost down so the units are affordable.

Board Comment

The garages were deleted due to the height requirements and cost concerns.

How big are the crawlspaces and will it accommodate gear?

Yes, the crawl spaces should be accessible for storage. They will not be full height.

Discussion of parking, height variance and roof pitch variance requests.

What is the landscaping plan?

Minimal landscaping plan presented.

Onsite manager will be required to take care of landscaping.

When are you breaking ground?

Ideally mid-April. Units will be built in Buena Vista, CO. Utilities and site work must be done before the units are set. Occupied mid to late Summer 2022.

Will ownership be tied to employment with TSG? We believe it will be a first right of refusal. If someone decides to move on or work with someone else, they will have move out of the building.

Review of DRB application deposits received and requirements of application, which have been met.

Motion by Zoe Dohnal, second by Amy Schilling, to approve the application for 9 deed-restricted homes on Lots Q8R, Q9R, Q10R, Q13R, Q14R, Q17R, Q19, Q20R, Q21R with the height variance, roof slope variance (2:12 pitches), and to communicate and work with Two Rivers HOA to provide trash enclosure improvements. All in favor, Motion passes unanimously.

Applicant is to communicate with Pat Drew and Ryan Kusuno regarding tap fees.

San Miguel Sheriff's Solar Project Application

History of project provided by Jennifer Dinsmore

Ground Mount and Roof Mount Solar project installed in conjunction with the Jail improvements however they were separate projects. The installation is complete.

Jennifer presents completed engineering and solar design.

Motion by Kristina Lamb, second by Ryan Kusuno, to approve the amended San Miguel Sheriff's renovation application as presented with ground and roof mounted solar. All in favor. Motion passes unanimously.

Unfinished Business

- TR 18 Application – Association counsel reviewed and advised this is an IPOA Board decision due to constraints of utility easements. It is not appropriate for the DRB to make decision about easements. This application is on hold until the Board can review. Item to be added to the February 3, 2022, Board Meeting agenda.
- Lot 418 Application- Association attorney advised there is a conflict regarding the request to clear the lot, lot line to lot line and the applicant should seek County approval first. County Matrix note B states, existing vegetation within set back must remain. Other lots that have been cleared still have berms within set back. After discussion with legal counsel the application is incomplete and in conflict with note B the County matrix. DRB would not be able to approve the request the clear the lot without him going through the County. Refer to Pg 16. Lawson Hill PUD Matrix, note B. Site plan is required.
- Water and Sewer Guidelines / Tap Fee Language / Application requirements – Association counsel reviewed the current tap fee schedule and 3rd Amendment to the Declaration (10 year hold). The current tap fees should be the 2013 rates and do not expire until after August 1, 2023.

Discussion of then charging the 2014 rates and increasing by 5% annually, however, according to the 3rd Amendment, "Thereafter, any change to Tap Fees shall be approved by the Association Board and Telecam jointly". The Board and Telecam will need to agree on the fee schedule after August 1, 2023.

Lot 440-5 tap fees will be reviewed to make sure they are accurate. If they there were overcharged, a refund will be issued.

Motion by Ryan Kusuno, second by Amy Schilling, to adjourn the meeting. All in favor, motion passes unanimously.

Meeting adjourned at 2:21 p.m., MDT.

Meeting adjourned at 2:21 p.m., MST. THE FOREGOING MINUTES WERE APPROVED BY THE DESIGN REVIEW BOARD AT ITS MEETING HELD ON February 22, 2022.