Keystone Design Review Board

July 11th, 2022

Call the Meeting to Order.

The Keystone Design Review Board meets in the Keystone Neighbourhood Company conference room on Monday, July 11th, 2022. The meeting was called to order at 1:03 pm.

Board Members Present:
Mark Mathews, President
Todd Webber, Member
Randy May, Member

Other Attendees:
Jaclyn Cartwright, Admin. Assistant

The previous meeting minutes dated June 20th, 2021, were approved as amended.

I. Lot 5, The Alders – Owner: Sullivan – Landscaping – Schematic Review #2 – 1:15 to 1:30 (Carol & Dan Sullivan, Owners).
   - Plantings need to be pulled out of the road ROW and the snow stack easement.

II. Lot 16, Elk Crossing – Owner: Conway – Landscaping Project – Schematic Review #2 – 1:30 to 1:45 (Geoffry Lee, Architect).
   - All work needs to be completed within the building envelope.
   - Portalet needs to be placed off the road. Driveway placement would be preferable.
   - Project is approved.

III. Lot 10, Settlers Creek Estates – Owner: Armand – Landscaping Project – Schematic Review #1 – 1:45 to 2:15 (Kim Kramer, Architect).
   - All work and plantings need to be completed within the building envelope.
   - Project will need to be resubmitted.

IV. Silver Mill Lodge, River Run Village – Applicant: Silver Mill HOA – Reroof – Schematic Review #1 – 2:15 to 2:30 (Carl Hickey, Contractor).
   - Project will need to coordinate operationally with KNC and Vail Retail post-Labor Day for construction schedule.
   - A Refundable Compliance Deposit of $3,000 will need to be paid for final approval.

V. Lot 11A, Alders Townhomes – Owner: Humphers – Hot Tub Installation – Schematic Review #1 – 2:45 to 3:00 (Board Members Only).

- As per the Alders Townhomes Design Guidelines hot tubs are permitted on grade-level patios, they are not permitted on decks.

VI. Lot 25, East Ranch – Owner: Curley – Reroof – Schematic Review #1 – 3:00 to 3:15 (Noal Curley, Owner).

- All material storage must be on the owner's property not on the roadway – unless approved by the HOA Board.
- Portalet needs to be located at least 10 feet from the asphalt edge and within the property line.
- Any access to common area land will need HOA Board approval.
- Project is approved as submitted.

VII. Lot 9, Estates at the Alders – Owner: Mirran – New Home – Preliminary Review #1 – 3:15 to 4:00 (Yves Martinez, Project Manager/Suzanne Allen-Sabo, Architect/ Sal & Dawn Mirran, Owners).

- Material colors, specifically dark bronze, need to be a natural metal, as per the design guidelines.
- The board will need to review a materials board at the next review.
- The board would like the removal of the 4" caliber tree to be revisited.

VIII. The Ridge Complex – Applicant: O'Sullivan – Buildings G & H – Preliminary #1 – 4:00 to 4:15 (Todd Webber, Architect/ Michael O'Sullivan, Developer).

- The board would like to review materials at the next submittal.

IX. General Discussion

- No items were brought up for general discussion.

X. Adjournment

- Meeting adjourned at 4:20 pm.