# Keystone Design Review Board

July 21, 2025

Call the Meeting to Order.

The Keystone Design Review Board meets in the Keystone Neighbourhood Company conference room on Monday, July 21st, 2025. The meeting was called to order at 1:07 p.m.

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

The previous meeting minutes dated July 7, 2025, were approved as submitted.

I. Lot E-3, West Ranch, – Owner: Falkenstein – Deck Modification/Hot Tub - Schematic #1 – 1:15 to 1:30 (Board Members Only)

- Materials and colors approved as submitted.
- Site plan shows construction next to property lines. Any site disturbance on common area needs to be restored to its natural condition prior to end of project.
- Project is approved.

II. Lot 22, Elk Crossing – Owner: Shimek – Exterior Modification – Schematic #1 -1:30 to 2:00 (Collective Representative).

- The letter from the HOA was noted regarding approval.
- Existing colors drove proposed colors. The colors as shown on the materials board and the color submittal are approved.
- For the windows it was noted the windows will have a new sash and mullions in black.
- The materials board shows a spruce batton. This is the material that is approved (no T-111 is allowed). Uniform board and batton to match submitted materials board.

III. Lot 4B, Building 4, Alders Townhomes – Owner: Swanson – Patio Modification/Hot Tub – Schematic #1 – 2:00 to 2:15 (Board Members Only).

- Pavers are like for like. Patio extension is approved.
- No additional screening is required.
- Any damage to the common area will need to be restored at owner's cost.
- A crane will be used to place the hot tub.
- Project is approved.

IV. General Discussion

- No items were brought up for general discussion.

V. Adjournment

- Meeting adjourned at 2:21 pm.