Meeting Minutes - Siena DRB
April 4th, 2023 @ 9:00 a.m.
Via Zoom

Donald Jennings - DRB Chairman
Curtis Amburn - DRB Member
Aaron Kaplan – DRB Member
Mark Noel – DRB Architectural Advisor
Ariel Mellon - DRB Administrator
Matt Hayden – Project Manager

Attendees
Maggie Fitzgerald - Architect
Merced & Rorey Rutty - Landowners
Scott Turnipseed - Architect
Dave Madow - Architect
Mark & Marge Spanninger - Landowners
Doug Cummins - Architect

Board
The Design Review Board, Architectural Advisor and Attendees were introduced. Don Jennings called the meeting to order and advised Mark Noel to run the meeting. A motion to approve March Meeting Minutes was made by Don Jennings, and was seconded by Curtis Amburn. All DRB members present voted in favor for approval of March Meeting Minutes.

Advisory Committee

1) Mark Noel presented the first project on agenda for Final Approval; Lot 25 F2 - 42 Bluestem - Rutty Residence. Mark's recommendation is that DRB Board grants Final Approval with a single contingency of receiving approvable Construction Schedule. Don Jennings made a motion for Final Approval with the above single contingency. Curtis Amburn seconded the motion. The unanimous decision is to grant Final Approval; Lot 25 F2 - 42 Bluestem - Rutty Residence. Mark will send a Final Letter of Approval to start construction.

2) Mark presented the second project on agenda for Final Approval; Lot 48 F2 - 77 Bucktail - Acosta/Rita Residence. Mark's recommendation is that DRB Board grants Final Approval with a single contingency of receiving approvable Construction Schedule. Don Jennings made a motion for Final Approval with the above single contingency. Aaron Kaplan seconded the motion. The unanimous decision is to grant Final Approval; Lot 48 F2 – 77 Bucktail – Acosta/Rita Residence. Mark will send a Final Letter of Approval to start construction.

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3) Mark presented the third project on agenda for Final Approval; Lot 22 F2 - 81 Bluestem - Spanninger Residence. Mark's recommendation is that DRB Board grants Final Approval with dual contingencies of receiving approvable Construction Schedule and receiving a statement showing the size of the irrigation system. Don Jennings made a motion for Final Approval with the above dual contingencies. Curtis Amburn seconded the motion. The unanimous decision is to grant Final Approval; Lot 22- 81 Bluestem - Spanninger Residence. Mark will send a Final Letter of Approval to start construction.

4) Mark presented the fourth project on agenda for final approval; Lot 54 F2 - 149 Doll Station - Two Plots, LLC. Mark's recommendation is that DRB grants Final Approval with contingencies that the grading outside the property line is addressed and corrected, we receive an approvable Landscape and Irrigation Plan, and that the exterior light fixture is switched to a Compliant Fixture. Don Jennings made a motion for Final Approval with the above contingencies. Aaron Kaplan seconded the motion. The unanimous decision is to grant Final Approval; Lot 54 F2 - 149 Doll Station - Two Plots, LLC. Mark will send a Final Letter of Approval to start construction. It is noted that the items in the above contingencies have been submitted and are awaiting review for Final Approval.

5) Mark presented the fifth project on agenda for Final Approval; Lot 45 F2 - 32 Foxprowl - Two Plots, LLC. Mark's recommendation is that DRB grants Final Approval with contingencies that we receive an approvable Exterior Lighting Plan, Landscape, and Irrigation Plan. Don Jennings made a motion for Final Approval with the above contingencies. Curtis Amburn seconded the motion. The unanimous decision is to grant Final Approval; Lot 54 F2 - 149 Doll Station - Two Plots, LLC. Mark will send a Final Letter of Approval to start construction. It is noted that the items in the above contingencies have been submitted and are awaiting review for Final Approval.

6) Mark presented the sixth project on agenda for Final Approval; Lot 65 F2 - 154 Herons Way - Two Plots, LLC. Mark's recommendation is that DRB grants Final Approval with contingencies that we receive an approvable Exterior Lighting Plan, Landscape, and Irrigation Plan. Don Jennings made a motion for Final Approval with the above contingencies. Aaron Kaplan seconded the motion. The unanimous decision is to grant Final Approval; Lot 65 F2 - 154 Herons Way - Two Plots, LLC. Mark will send a Final Letter of Approval to start construction. It is noted that the items in the above contingencies have been submitted and are awaiting review for Final Approval.

7) Mark presented the seventh project on agenda for Final Approval; Lot 3 F4 - 84 Tallgrass - Two Plots, LLC. Mark's recommendation is that DRB grants Final Approval with the contingencies that that the grading outside the property line is addressed and corrected, we receive an approvable Landscape and Irrigation Plan, a current materials and colors board, and an exterior lighting plan. Don Jennings made a motion for Final Approval with the above contingencies. Aaron Kaplan seconded the motion. The unanimous decision is to grant Final Approval; Lot 3 F4 - 84 Tallgrass - Two Plots, LLC. Mark will send a Final Letter of Approval to start construction. It is noted that the items in the above contingencies have been submitted and are awaiting review for Final Approval.

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8) Mark presented DRB the proposed Draft Meeting Schedule to DRB Members. Curtis Amburn made a motion for Final Approval of Meeting Schedule; Don Jennings seconded the motion. The unanimous decision is to grant Final Approval for DRB Meeting Schedule.

9) Mark presented DRB with Final DRB Guidelines. Curtis Amburn made a motion for Final Approval of DRB Guidelines, Don Jennings seconded the motion. The unanimous decision was made to grant Final Approval for the current version of the Siena DRB Guidelines.

Main Topics Discussed

1) Approval of March Meeting Minutes
2) Final Approval of the seven projects submitted
3) Approval of future DRB Meeting schedule
4) Approval of DRB Guidelines

Action Items

1) Contingencies for the following projects have **not** been submitted for review:
   a. Lot 25 F2 - 42 Bluestem - Rutty Residence
   b. Lot 48 F2 - 77 Bucktail - Acosta/Rita Residence
   c. Lot 22- 81 Bluestem - Spanninger Residence

2) Contingencies for the following projects have been submitted and are awaiting review:
   a. Lot 54 F2 - 149 Doll Station - Two Plots, LLC
   b. Lot 45 F2 - 32 Foxprowl - Two Plots, LLC
   c. Lot 65 F2 - 154 Herons Way - Two Plots, LLC
   d. Lot 3 F4 - 84 Tallgrass - Two Plots, LLC

Announcements

1) Upcoming Submittal Deadline date – Tuesday, April 18th by 4:00 p.m.
2) Upcoming DRB Meeting date – Tuesday, May 2nd @ 9:00 a.m.

Meeting End

April 4th, 2023 Via Zoom
Motion to adjourn was made at 9:45 a.m. by Curtis and Aaron, it was passed unanimously.

Respectfully submitted,
Ariel Mellon, Administrator to the Siena Design Review Board

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