Meeting Minutes - Siena DRB
July 11th, 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

Board
The Board greeted each other, and the meeting was called to order. A motion was set by Don Jennings to approve June Meeting Minutes. Curtis Amburn Seconded the motion. The June Meeting Minutes were unanimously approved.

Advisory Committee

1) Mark Noel presented the first project on agenda for Final Approval; F2 Lot 003 - 0053 Foxprowl – Fleet Residence. Mark's recommendation is that DRB Board grants Final Approval with the contingencies that we receive an approvable CMP, Construction Schedule, and an exterior Lighting Plan. Curtis Amburn made a motion for Final Approval with the above contingencies. Aaron Kaplan seconded the motion. The unanimous decision is to grant Final Approval; F2 Lot 003 – 00536 Foxprowl – Fleet Residence. Mark will send a Final Letter of Approval to start construction.

2) Mark presented the second project on agenda for Final Approval; F2 Lot 063 – 0100 Herons Way – Two Plots, LLC. Mark's recommendation is that DRB Board grants Final Approval with the contingencies of Confirmation that the roofing material be specified as a darker color, completed Construction Schedule, completed CMP, completed Landscape & Irrigation Plan, Civil Plan, and Exterior Lighting Plan. An exterior lighting fixture was shown, but it is not a fixture that is Dark Sky Initiative compliant. The contingency items will need to be compliant with the Siena Valley Club Architectural Guidelines to satisfy the requirements for Approval. 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; F2 Lot 063 – 0100 Herons Way – Two Plots, LLC. Mark will send a Final Letter of Approval to start construction.

3) Mark presented the third project on the agenda for Final Approval; F2 Lot 064 – 0136 Herons Way – Two Plots, LLC. Mark's recommendation is that DRB Board grants Final Approval with contingencies of receiving an Architectural Plan Packet, completed Construction Schedule, completed CMP, completed Landscape & Irrigation Plan, Civil Plan, and Exterior Lighting Plan. An exterior lighting fixture was shown, but it is not a fixture that is Dark Sky Initiative compliant. The contingency items will need to be compliant with the Siena Valley Club Architectural Guidelines to satisfy the requirements for Approval. Curtis Amburn made a motion for Final Approval with the above contingencies. Don Jennings seconded the motion. The

Mark Noel - Architect, Inc.
P.O. Box 369 Carbondale, CO 81623
mark@mnarchitect.com | tel 970.379.3778

unanimous decision is to grant Final Approval; F2 Lot 063 – 0136 Herons Way – Two Plots, LLC. Mark will send a Final Letter of Approval to start construction.

4) Mark presented the fourth project on agenda for Final Approval; F2 Lot 066 – 0188 Herons Way – Two Plots, LLC. Mark's recommendation is that DRB Board grants Final Approval with the contingencies of Confirmation that the roofing material be specified as a darker color, an Architectural Plan Packet, completed Construction Schedule, completed CMP, completed Landscape & Irrigation Plan, Civil Plan, and Exterior Lighting Plan. The contingency items will need to be compliant with the Siena Valley Club Architectural Guidelines to satisfy the requirements for Approval. 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; F2 Lot 066 – 0188 Herons Way – Two Plots, LLC. Mark will send a Final Letter of Approval to start construction.

5) Mark presented the fifth project on agenda for Final Approval; F2 Lot 068 – 0222 Herons Way – Two Plots, LLC. Mark's recommendation is that DRB Board grants Final Approval with the contingencies of Confirmation that the roofing material be specified as a darker color, completed Construction Schedule, completed CMP, completed Landscape & Irrigation Plan, Civil Plan, and Exterior Lighting Plan. An exterior lighting fixture was shown, but it is not a fixture that is Dark Sky Initiative compliant. The contingency items will need to be compliant with the Siena Valley Club Architectural Guidelines to satisfy the requirements for Approval. 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; F2 Lot 068 – 0222 Herons Way – Two Plots, LLC. Mark will send a Final Letter of Approval to start construction.

6) Mark presented the sixth project on the agenda for Final Approval; F4 Lot 002 – 0060 Tallgrass – Two Plots, LLC. Mark's recommendation is that DRB Board grants Final Approval with the contingencies of Confirmation that the roofing material be specified as a darker color, an Architectural Plan Packet, completed Construction Schedule, completed CMP, completed Landscape & Irrigation Plan, Civil Plan, and Exterior Lighting Plan. An exterior lighting fixture was shown, but it is not a fixture that is Dark Sky Initiative compliant. The contingency items will need to be compliant with the Siena Valley Club Architectural Guidelines to satisfy the requirements for Approval. Curtis Amburn made a motion for Final Approval with the above contingencies. Aaron Kaplan seconded the motion. The unanimous decision is to grant Final Approval; F4 Lot 002 – 0060 Tallgrass – Two Plots, LLC. Mark will send a Final Letter of Approval to start construction.

7) Mark presented the seventh project on the agenda for Final Approval; F4 Lot 024 – 0045 Tallgrass – Two Plots, LLC. Mark's recommendation is that DRB Board grants Final Approval with the contingencies of an Architectural Plan Packet, completed Construction Schedule, completed CMP, completed Landscape & Irrigation Plan, Civil Plan, and Exterior Lighting Plan. An exterior lighting fixture was shown, the fixture

Mark Noel - Architect, Inc.
P.O. Box 369 Carbondale, CO 81623
mark@mnarchitect.com | tel 970.379.3778

shown is compliant. The contingency items will need to be compliant with the Siena Valley Club Architectural Guidelines to satisfy the requirements for Approval. 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; F4 Lot 024 – 0045 Tallgrass – Two Plots, LLC. Mark will send a Final Letter of Approval to start construction.

8) Mark presented the eighth project on the agenda for Final Approval; F5 Lot 048 – 0156 Doll Station – Two Plots, LLC. Mark's recommendation is that DRB Board grants Final Approval with the contingencies of an Architectural Plan Packet, completed Construction Schedule, completed CMP, completed Landscape & Irrigation Plan, Civil Plan, and Exterior Lighting Plan that is Dark Sky Initiative compliant. The contingency items will need to be compliant with the Siena Valley Club Architectural Guidelines to satisfy the requirements for Approval. Curtis Amburn made a motion for Final Approval with the above contingencies. Don Jennings seconded the motion. The unanimous decision is to grant Final Approval; F5 Lot 048 – 0156 Doll Station – Two Plots, LLC. Mark will send a Final Letter of Approval to start construction.

9) Mark presented the nineth project on the agenda for Final Approval; F5 Lot 049 – 0178 Doll Station – Two Plots, LLC. Mark's recommendation is that DRB Board grants Final Approval with the contingencies of an Architectural Plan Packet, completed Construction Schedule, completed CMP, completed Landscape & Irrigation Plan, Civil Plan, and Exterior Lighting Plan that is Dark Sky Initiative compliant. The contingency items will need to be compliant with the Siena Valley Club Architectural Guidelines to satisfy the requirements for Approval. Don Jennings made a motion for Final Approval with the above contingencies. Aaron Kaplan & Curtis Amburn seconded the motion. The unanimous decision is to grant Final Approval; F5 Lot 048 – 0156 Doll Station – Two Plots, LLC. Mark will send a Final Letter of Approval to start construction.

10) Mark started an open discussion regarding F5 Lot 022 – 0081 Bluestem – Spanninger Residence – Acceptable Exterior Siding. Mark received the following From Mr. Spanninger: My wife and I continue to search for lower maintenance exterior siding options for our home build at 81 Bluestem (lot 22 - Siena Valley Club / Brightwater). We would like to use Hardie Wood Cedar mill vertical panel siding (color: Mountain Sage) or another acceptable product (maybe LP Smart Siding) instead of rough sawn cedar. The DRB agreed that they would be willing to flex and be open to seeing a plan on the proposed Hardie Siding. Specifically, to how the material would be primed, painted, and trimmed out, along with a 3-D rendering with the proposed material on the house.

Main Topics Discussed

1) Approval of June Meeting Minutes
2) Final Approval of the nine projects submitted
3) F5 Lot 022 – 0081 Bluestem – Spanninger Residence – Acceptable Exterior Siding Discussion

Mark Noel - Architect, Inc.
P.O. Box 369 Carbondale, CO 81623
mark@mnarchitect.com | tel 970.379.3778

Action Items

1) Contingencies for the following projects have **not** been submitted for review:
   a. F2 Lot 003 - 0053 Foxprowl – Fleet Residence
   b. F2 Lot 063 – 0100 Herons Way – Two Plots, LLC
   c. F2 Lot 064 – 0136 Herons Way – Two Plots, LLC
   d. F2 Lot 066 – 0188 Herons Way – Two Plots, LLC
   e. F2 Lot 068 – 0222 Herons Way – Two Plots, LLC
   f. F4 Lot 002 – 0060 Tallgrass – Two Plots, LLC
   g. F4 Lot 024 – 0045 Tallgrass – Two Plots, LLC
   h. F5 Lot 048 – 0156 Doll Station – Two Plots, LLC
   i. F5 Lot 049 – 0178 Doll Station – Two Plots, LLC

Announcements

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

Meeting End

July 11th, 2023, Via Zoom
Motion to adjourn was made at 9:45 a.m. by Aaron & Curtis, it was passed unanimously.

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

Mark Noel - Architect, Inc.
P.O. Box 369 Carbondale, CO 81623
mark@mnarchitect.com | tel 970.379.3778