Meeting Minutes - Siena Valley Club DRB
September 2, 2025 @ 9:00 am MDT
Via Zoom

Donald Jennings - DRB Chairman
Aaron Kaplan – DRB Member
Brenda Conrad – DRB Member
Mark Noel – DRB Architectural Advisor
Melanie Soos – Property Owner
Brandon Lofton – Schneider Representative
Kristen Tartufelli - HOA Administrator for Mark Noel – Architect, Inc.
John Warnock – Property Owner

Board
Having established that a quorum was present, Don Jennings called the meeting to order at 9:05 a.m. (after dealing with some technical issues).

August 2024 meeting minutes approved unanimously.

Advisory Committee:

F5, Lot 60 – 0015 Doll Station - Schneider – New House - Final Review

Mark Noel presented the project on the agenda for review and open discussion.

- Three-bedroom, three and one-half bath residence approximately 3,130 square feet presented by Brandon Lofton representing Michael Schneider.
- House features modern style with multiple roof forms, including gables, barrel roofs, and shed roofs.

Detailed Design Concerns Raised:

- Stone detailing issues identified where stone abruptly stops and transitions awkwardly to other materials.
- 45-degree sloping supports on rear elevation causing concern among board members.
- Material inconsistency with transition from stone to corrugated metal wainscoting questioned as appearing 'cheap'.

Mark Noel - Architect, Inc.
0189 Aspen Way, Glenwood Springs, CO 81601
mark@mnmarchitect.com | tel. 970.379.3778

- Garage door design criticized as dated 1960s-70s style with recessed panels.
- White color usage throughout house recommended to be eliminated in favor of consistent dark brown/bronze palette.
- Donald Jennings emphasized need for 'beefier' and higher quality materials, particularly concerned about narrow fascia boards making house appear cheap.
- Aaron Kaplan agreed with concerns about material mixing and overall quality standards for community value preservation.
- Brenda Conrad commented house looks like 'birdhouse' and belongs in different development.
- Board consensus that development requires higher quality construction to maintain property values.
- Cementitious board siding previously denied on other projects, questioning appropriateness.
- Need for substantial fascia boards and deeper architectural elements emphasized.

Melanie Soos Architectural Recommendations:

- Front elevation stone should wrap around corner and extend to front door rather than stopping abruptly.
- Siding concerns regarding mix of horizontal and vertical siding on same elevation appearing cluttered.
- Board and batten siding recommended over current lap siding for better architectural integration.
- Window treatment inconsistencies noted with stone wainscot penetrations needing uniform approach.
- Roof complexity questioned with multiple roof forms (gables, barrels, slopes) on relatively small footprint.

Project Denial and Next Steps:

- Unanimous denial of project in current form with requirement for significant revisions.
- Brandon advised to communicate all feedback to Michael Schneider for redesign.

Old Business - Compliance Issues - DRB Guidelines and Updates:

- Scott Green roof replacement project initiated without DRB approval noted.
- Don Janklow house color change completed without approval identified.

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- Fabian Acosta property on Buckhorn with multiple compliance issues including unpermitted deck, lighting violations, and missing $20,000 deposits.
- $2,500 fee approved unanimously for projects initiated without DRB approval.
- Fee structured as disincentive rather than fine due to HOA legal restrictions.
- Melanie Soos suggested community-wide notification of new procedures.
- Donald Jennings to draft notification letters to non-compliant property owners.

Action Items

Mark Noel:

- Provide detailed list of revision points to Brandon Lofton for Michael Schneider project feedback.
- Draft language for $2,500 non-compliance fee procedure.
- Distribute meeting minutes to all board members.

Donald Jennings:

- Send notification letters to Scott Green and Don Jankelow regarding unapproved roofing projects.
- Circulate draft fee language to POA before implementation.
- Contact Matt to coordinate POA notification process.

Schneider Representative (Brandon):

- Communicate all board feedback and denial to Michael Schneider.
- Coordinate revised plans addressing all design concerns raised by DRB.
- Clarify material specifications including standing seam vs corrugated metal.

Melanie Soos

- Continue providing architectural expertise for future project reviews

All Board Members

- Review and approve draft enforcement fee language before POA presentation

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Announcements

1. Tuesday, October 7th scheduled as next meeting date with September 23rd submission deadline.

Meeting End

September 2, 2025 Via Zoom
Motion to adjourn was made at 10:06 a.m. by Don Jennings.

Respectfully submitted,
Kristen Tarufelli, HOA Administrator for Mark Noel – Architect, Inc.

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