

Architectural Review Committee MEETING MINUTES

Meeting Date: April 15, 2026

Aspen/Vail Conference Room: Eastridge Recreation Center
9568 S University Blvd – Highlands Ranch, CO 80126



I. CALL TO ORDER

The meeting was **called to order** at **5:33 p.m.** by J. **Wessling**

☒ Roll call was taken and a quorum was established.

Member Name	Present	Absent	Excused	Notes
Jeff Buttermore	✓			
Patricia Callies		✓		
Patrick Gallagher	✓			
Kate Landauer			✓	
Joe Levin			✓	
Al Pelkowski	✓			
Chris Robinson	✓			
Jeff Rohr	✓			
Open				
	5	2	1	

Also in attendance:

Woody **Bryant**, HRCA: Director of Community Improvement Services

Jayma **Wessling**, HRCA: Residential Improvement Coordinator

Caleb **Cameron**, HRCA: CIS Specialist

Booker **Lightman**, HRCA Resident, ARC Member Candidate

Paul **Lewis**, HRCA Resident regarding §IV.A

Cynthia & David **Fyke**, HRCA Residents regarding §IV.B

II. REVIEW OF MINUTES

A. The **April 01, 2026 Meeting Minutes** were reviewed.

a. **DISCUSSION:**

i. Nothing of consequence.

b. **ACTION:**

i. A Motion to **APPROVE THE MINUTES AS PRESENTED** was made and seconded.

VOTE TALLY		
Concur	Dissent	Abstain
5	0	0

Notes: None.

ii. Motion **PASSES**.

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Eastridge Rec Center: Admin Wing

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III. REVIEW OF TRIBUNAL HEARINGS

- A. Staff noted that a Tribunal was scheduled for Thursday, April 16th regarding a recent ARC Conditional Approval (post-construction deck replacement and pergola cover). The ruling for that Tribunal should be issued by the Tribunal Officer before the next ARC Meeting.

IV. RESIDENTIAL APPOINTMENTS

- A. **9452 Crestmore Way: Exterior Paint (Including Partial Brick Painting).**

a. **ACTION:**

- i. A Motion to **APPROVE WITH CONDITIONS** was made and seconded.
- ii. **APPROVAL CONDITION(S):**
 - a. Garage doors and trim (except around bay window) shall be SW 7594: Carraige Door.
 - b. Body and trim around bay window shall be SW 7004: Snowbound.
 - c. Brick shall not be painted and must remain in its natural state.

VOTE TALLY		
Concur	Dissent	Abstain
5	0	0

Notes: None.

- iii. Motion **PASSES**.

- B. **6754 Dutch Creek Street: Front Porch Extension (Deck Construction).**

NOTE: Agenda modified to include this application as a "Residential Appointment" to accommodate unscheduled homeowner attendance at meeting.

a. **ACTION:**

- i. A Motion to **APPROVE WITH CONDITIONS** was made and seconded.
- ii. **APPROVAL CONDITION(S):**
 - a. The homeowner shall install or restore landscape screening along the front façade sufficient to soften and partially screen the visual impact of the expanded structure, subject to staff field verification.
 - b. The use of the porch area shall remain consistent with a residential entry feature and shall not be used for storage or accumulation of materials visible from the street.
 - c. The porch extension shall be constructed in general conformance with the submitted plans and dimensions. No further expansion beyond that depicted in the submittal is permitted without additional ARC review and approval.
 - d. All materials, finishes, and colors shall match the existing home and porch, including decking, railing, and trim elements.
 - e. Existing railing shall be reused or replaced in kind to maintain visual consistency and minimize increased visual mass.
 - f. This approval does not waive or supersede any applicable local jurisdictional requirements. The homeowner is responsible for obtaining any required permits.

VOTE TALLY		
Concur	Dissent	Abstain
5	0	0

Notes: None.

- iii. Motion **PASSES**.

V. NEW BUSINESS

- A. **703 Emberglow Lane: Elk Statue Installation.**

a. **ACTION:**

- i. A Motion to **APPROVE WITH CONDITIONS** was made and seconded.
- ii. **APPROVAL CONDITION(S):**
 - a. This approval is limited to improvements within the boundaries of the subject lot. No access, use, or disturbance of adjacent property (including Backcountry Association Inc. open space) is authorized by this approval. The homeowner is solely responsible for obtaining any required permissions from third-party property owners.

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- b. The elk statue and relocated deer statue shall be installed in general conformance with the submitted exhibits, including the proposed pad locations and sizes.
- c. The total number of ornaments on the property shall not exceed three (3), in accordance with RIGs §2.48.
- d. Any areas disturbed during installation within the subject lot shall be restored to original or better conditions upon completion of work.

VOTE TALLY		
Concur	Dissent	Abstain
5	0	0

Notes: None.

iii. Motion **PASSES**.

B. **9287 Canyon Wren Court:** *Garage Door Replacement (Frameless Glass).*

a. **ACTION:**

- i. A Motion to **DENY** was made and seconded.
 - a. The proposal does not meet the intent of RIGs §2.26 due to a lack of demonstrated neighborhood compatibility and inconsistency with established architectural patterns.
 - b. The proposed frameless, full-glass garage doors represent a material deviation from the prevailing garage door styles within the immediate cul-de-sac, which are predominantly solid-panel with only limited upper-panel glazing.
 - c. The full-height glazed, frameless design introduces a modern architectural treatment that is not consistent with the established residential character of the neighborhood.
 - d. As a prominent front-elevation element, the garage doors significantly influence the streetscape and are subject to a heightened standard of architectural compatibility, which the proposal does not meet.

VOTE TALLY		
Concur	Dissent	Abstain
5	0	0

Notes: None.

ii. Motion **PASSES**.

C. **9206 Gold Lace Place:** *Sport Court, Trampoline, Patio, Landscaping Installation.*

a. **ACTION:**

- i. A Motion to **APPROVE WITH CONDITIONS** was made and seconded.
- ii. **APPROVAL CONDITION(S):**
 - a. **Setbacks:** All improvements shall maintain a minimum seven (7) foot setback from all property lines unless otherwise explicitly approved by the ARC through a separate submittal.
 - b. **Easements:** Improvements within easements are installed at the homeowner's sole risk. The homeowner acknowledges that easement holders may access, remove, or damage improvements as necessary, and all repair or replacement costs are the homeowner's responsibility. Association approval does not grant permission to encroach into easements nor create liability for the Association.
 - c. **Drainage:** The existing drainage pattern conveying runoff along the side yard toward the front property line shall be maintained. No grading, hardscape, or landscape installation shall alter this pattern or direct water onto adjacent properties. The Association reserves the right to require corrective action if drainage impacts occur.
 - d. **Patio / Future Structures:** No pergola, gazebo, shade structure, or vertical element is approved under this submittal. Any future structure requires separate ARC approval.
 - e. **Synthetic Turf:** Turf installation shall comply with §2.42.E, including material standards and integration into the landscape plan.
 - f. **Retaining Walls:** Retaining walls shall not exceed submitted heights and shall not impact drainage or required setbacks.
 - g. **Screening:** Landscape screening as represented shall be installed and maintained to mitigate visual and use impacts to adjacent properties.

VOTE TALLY		
Concur	Dissent	Abstain
5	0	0

Notes: None.

iii. Motion **PASSES**.

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D. **9159 Ironwood Street:** *Deck Replacement and Expansion.*

a. **ACTION:**

- i. A Motion to **DENY (ELIGIBLE FOR RESUBMITTAL)** was made and seconded.

ii. **RESUBMITTAL FINDINGS AND REQUIREMENTS:**

a. Findings:

- i. The proposed deck is generally consistent with the architectural character of the home.
- ii. The overall deck size and configuration are proportionate to the lot and structure.
- iii. The stair system, extending beyond the side plane of the home, is unacceptable.

b. Conditions:

- i. The stair system shall be redesigned to eliminate projection beyond the side plane of the home and to avoid any encroachment into side-yard setback or easement areas.
- ii. Revised plans depicting the relocated stair configuration, including property line dimensions, shall be submitted and may be reviewed and approved by Staff prior to construction.

VOTE TALLY		
Concur	Dissent	Abstain
5	0	0

Notes: None.

- iii. Motion **PASSES**.

VI. STAFF COMMENTARY / COMMITTEE DISCUSSION

- A. Staff introduced Booker Lightman and noted that his application to join the ARC would be considered by the Board of Directors at the April 21, 2026 Delegate/Board Meeting.
- B. Staff noted that a Tribunal Hearing was scheduled in May to define the term "home," as used in the RIG's, specifically §2.31: Firewood.

VII. ADJOURNMENT

- A. With no further business, the regular meeting **adjourned** at **6:19 p.m.**

VIII. APPROVAL OF THESE MEETING MINUTES

- A. These minutes were reviewed by the Architectural Review Committee at the May 06, 2026 Meeting.

a. **DISCUSSION:**

- i. Nothing of consequence.

b. **ACTION:**

- i. A Motion to **APPROVE AS PRESENTED** was made and seconded.

VOTE TALLY		
Concur	Dissent	Abstain
4	0	4

Notes: Four members abstained from voting: Three were not present and one was appointed after the 04/16 meeting.

- ii. Motion **PASSES**.