

APPROVED

**Environmental Control Committee
Meeting Minutes
October 6, 2017**

- I. **In Attendance:** Marianne Knapp – Chair, Tom Yancey – Vice-Chair, Mike Joseph, Don Sharpe (excused), Brent Bennett (excused) - Members / Stephen Bates - Board Liaison / Bob Clark, Tina Watkins - Staff / Tomas Herrera - Guest
- II. **Meeting called to order at 2:00 PM by Marianne Knapp - Chair**
- III. **Review and approval of plans** (may not be in order as presented)
- a) **Skelly 3508-440 1800 Zermatt Dr Solar** – Committee discussed that panels must be matte and framing non-reflective. Placement of panels ok. Tom Yancey motioned to recommend project with matte panels and non-reflective framing. Mike Joseph 2nd. **Unanimous to recommend.**
 - b) **Boyajyan 3402-388 2300 Freeman Dr Deck Rebuild** – Mike Joseph motioned to recommend as submitted in the new drawings. Tom Yancey 2nd. **Unanimous to recommend.**
 - c) **PMC-MJ Family Trust 3567-110 SFR** – Questions about stem wall being cinder block. Mr. Herrera stated they would bring siding down as far as possible and paint cinder block to match siding. Discussion about number of trees to be removed. Most trees on lot are pinyon pines, some look to be dying. Bob Clark will approve any additional trees to be removed. Owner wants to leave landscaping as natural as possible. Question about the type of exterior light fixtures. Must be downward casting, not allow light to cross the property lines. Tom Yancey motioned to recommend as submitted, with cinder block being painted to match and all exterior fixtures to be ones that cast light downward. Mike Joseph 2nd. **Unanimous to recommend.**
 - d) **Caparelli 3508-329 1720 St Anton Dr Solar** - Discussion that framing must be non-reflective. All other details ok. Mike Joseph motioned to recommend as submitted with non-reflective framing. Tom Yancey 2nd. **Unanimous to recommend.**
- IV. **New Business** (may not be in order as presented)
- a) Bob Clark, EC Officer, reported on minor projects approved. 0 fences, 1 shed, 3 tree permits.
- V. **Old Business**
- a) Condor Article – Christmas / Holiday lighting
 - b) Noise Rules and Regs – As requested by the General Manager, Tina Watkins presented suggestions for adding to the EC Code regarding noise problems. Section 7.02 was amended to include hours of construction from 7 am

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to 7 pm Monday thru Friday and 8 am to 7 pm weekends. Section 7.18 was amended to include hours for outside noise. General outdoor noise permitted from 8 am to 10 pm, 7 days a week. Outdoor noise after 10 pm will be considered noxious activity.

c) Bob Clark asked the Committee for clarification regarding the rules for screening RVs and other recreational vehicles. EC Code is unclear as to whether such screening can be a structure in the side setback areas. Committee asked Bob Clark to write a clarification to be submitted to the Governing Documents Committee for consideration.

d) Marianne Knapp announced that EC Assistant, Tina Watkins is retiring as of November 10, 2017. Kay Chilano will be replacing her in the position. Marianne thanked Ms. Watkins for the awesome job she has done for the last 6 years. Remarked that when needed, Tina was always able to produce info at a moment's notice for the Committee. Chair Knapp also notified the Committee that Karin Shulman has been chosen for the General Manager's position.

VI. Approval of Minutes of - September 1, 2017

Minutes approved by email on September 5, 2017

Marianne Knapp, Tom Yancey, Don Sharpe, Brent Bennett

VII. Meeting adjourned at 2:42 PM

Motion: Tom Yancey

2nd: Mike Joseph

Unanimous to adjourn