

Project Review Committee
Meeting Minutes
August 6 2018

Committee Members Attending: Gerald Dubiel, Co Chair; Ia Williams; Donna Lash-Anderson; Leo Keeler; Richard Johnson
Co-Chair Kevn Newby was out of town.
Landowners and Guests: Claudette Dirkers; Sally Muto

Call to Order: 7:10 PM. Ending at 9:00 PM

Topics:

1. Ms. Janet Sharpless dwelling assessments and member in good standing for voting:
Discussed sequence of construction and occupation of buildings resulting in Ms. Sharpless plus 2 renters living on Lot 25 3A of minor subdivision SD 273.

ACTION ITEMS:

- A. Committee to obtain historical data for review at next Project Review Committee meeting for the purpose of requesting the Board to define what is necessary for Janet to vote in November.
 - a. Committee to ask Administrative Assistant to recover all Project Applications for dwellings and garage from 1997 to Present for Janet Shaprless and/or for Lot 25 3 A.
 - b. Committee to review/obtain copy of plat SD 516 and any possible related covenants for historical indications of land development and use.
 - c. Gerald and Leo to meet with Ms. Sharpless to review her records related to land development, assessments/taxes and use.
2. Culvert on NG 30D installed on 8/6/2018 and ground disturbance in the GLA Road Easement.

Discussed the culvert installed by Paul Rantallos the morning of 8/6/2018 and associated ground disturbance and damages to previous grading work in the GLA easement to obtain dirt to place over the culvert. Verbal discussions by various committee members with Paul and Robert should have been documented by email or other means.

ACTION ITEM:

Committee report to the Board that no project application for a driveway (GLA Form E) had been submitted for approval as required by governing document Road and Driveway Standards 3.3 and does not meet standards defined in 3.5.5 Culverts and observed in field inspection.

MOTION:

Leo motioned, Second by RJ. Request the Board notify Mr. Wallace he is not a member in good standing due to installing the culvert without Project Approval and that he is responsible to install the culvert according to standards and reestablishing the work done by the Grading Contractor. Motion passed unanimously

3. Wiley (NG 34)& Bennet/Spallone (NG 57 A3): Initiating construction without/before submitting Project Applications.

Discussed Bennett/Spallone initiating ground work under past GLA Board inaction/assumption earth work did not constitute an element of construction, even though a Form E Road/Driveway application requires GLA approval before that work begins. Bennett construction is obvious as seen from Hercules and Wiley construction indicated by volume of gravel/construction materials delivered to land and photos sent to the Board.

MOTION:

Leo Motioned; Second by Donna – Committee ask the Board to find Wiley and Bennett in violation of covenants and members not in good standing for failure to file project review applications, including construction of driveways, and obtain approval prior to initiating work. Motion passed unanimously

4. Chad Stone firewood business: The need for Chad Stone to have a project approval was presented to the Committee with concerns for noise as noted in existing complaints.

Addition of more complaints being filed was presented to the Committee. The Committee discussed that PRC reviews only deal with construction activities and complaint resolution is the responsibility of the entire Board. Past precedent of the Lannes/Clawson firewood business noise complaint and Tanner lack of complaints were discussed.