

Table 1

Date AC became aware of Inquiry	Title	Description	Action Taken/Feedback Provided by the AC (or others)
5/21/2020	Mischenko Inquiry	Person considering purchasing a lot was seeking conceptual review of new residence design.	Single story 1000+ sq. ft. ranch-style log home with detached two car garage. No problems noted with this proposal - we indicated that we needed a formal project submittal prior to approval.
6/7/20	Yeager Improvements	Proposing modifications to existing structures: Add a deck; replace railing on existing deck; add greenhouse to south side of garage.	Approved
6/9/2020	Hansen Play Structure	Add play structures to back yard of existing residence: Climbing structure; zip line, and below ground pit for trampoline.	Approved. Homeowner agreed to review this project with their nearest neighbors prior to construction.
7/15/20	Smith Residence Inquiry	Person “under contract” to purchase a lot had questions regarding septic system placement (due to proximity of nearby stream) and home placement constraints (view considerations)	Directed Mr Smith to county for guidance on septic system placement. Explained view considerations (including): Lot owner to communicate with neighbors & meet setback & building height requirements. The AC would need to approve a project prior to “breaking ground” & has (rarely) declined approval of a structure due to view considerations.
7/21/20	Schrader Garage Inquiry	Person “under contract” to purchase existing residence wanted to know if they could add a detached garage.	AC response: There was room to add a garage in the location provided. A formal project submittal is needed prior to approval.
7/23/20	Kruczynski inquiry	Person “under contract” to purchase a lot had several questions about the subdivision including: copies of HOA minutes; detailed plot plan; trailer use; construction timelines, and landscaping constraints.	These questions were directed to the HOA President (Roy Andes) who provided answers or links to where answers could be found.
8/20/20	Beauregard “Henhouse” upgrade	Modifications to the exterior of an existing structure (henhouse is used for gardening)	Approved by Gerritt Spoelstra and Rick Simmons
8/31/20	Curry Inquiry	Person “under contract” to purchase a lot had questions relating to conceptual design issues including typical water well depths & guidance on a small, 2-story, residence.	Provided information about subdivision’s minimum square foot & building height requirements. Provided the depth of two wells (Simmons’ (220’) & Beauregard’s (285’)).
10/17/20	Spoelstra Shed Addition	Addition of lean-to roofs to an existing shed.	Project was approved with the understanding that the siding of the existing structure will be upgraded to match the new additions and stained to match the residence. Approved by Doug Beauregard and Rick Simmons.
10/21/21	Andes Minor Modifications	Installation of buck & rail fence along south side of residence; installation of 4 windows on existing enclosed entry porch.	Approved.
10/22/20	Woodyard Inquiry	The Woodyard’s became aware of the lot to their east being sold and were concerned about their view corridor. They requested that they be informed about the construction plans for this lot.	The Woodyards were informed that no construction information of any kind had been submitted for the lot in question (still true as of 6/1/21).
1/4/2021	Schreiner Garage	Submitted plans for a detached, two-story, garage on their property.	AC Response: Plans lacked some of the required information including: building height above undisturbed grade; floor plans, and a project improvement request form. Project was not approved - rather, we requested (and are waiting for) this information.
2/5/21	Romano-Barden Residence	Inquiry from a couple was sent to Roy Andes (HOA President) who knows the couple. They are “under contract” to purchase a lot and are seeking feedback on building in phases starting with a studio apartment over a garage.	Roy’s response (in part): HOA rules prohibit building anything other than a residence as the first structure on any lot.

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2/10/21	Curry Residence	Lot owners submitted preliminary plans for an A-frame style home for conceptual approval.	AC Response: The project was not formally submitted so an approval was not given. We did provide this feedback: Since most of the residences in the subdivision are ranch-style homes with natural-appearing siding we were concerned about the visual predominance of the roof of an A-frame style home. We also advised that the home would likely have problems with snow slide off & drifting on the north side where the entry porch would be (as-submitted). We added that maintenance issues (such as snow accumulation) are beyond the span of authority of the Architectural Committee and that this information was provided for their consideration only.
3/5/21	Ellbogen Residence	Lot owner submitted a full design package for a 1,390 sq ft, two story, log home & detached 2-car garage.	AC Response: Approved on 4/5/21.
3/10/21	Loy Residence	Lot owner submitted a project package for a residence with relatively flat roofs (lots of low-angle roof intersections and shallow roof valleys).	<p>AC Response: The package submitted lacked some information including: A plot plan including all required information; orientation of the residence on the lot; elevation of residence above undisturbed grade, and details on exterior finish (wood or wood-appearing composite siding was suggested as being acceptable).</p> <p>In addition, we provided this feedback: Maintenance - Construction of a structure with relatively flat roofs and multiple low-angle roof valleys will lead to significant snow accumulation and subsequent melting &amp; re-freezing. This will likely result in large areas of ice dams &amp; roof leaks. We recommended that they consult with professionals familiar with Teton Valley to determine if these issues could be mitigated. We noted that this aspect of the design was beyond the authority of the Architectural Committee and was provided only for their consideration.</p>
3/11/21	Iver's Inquiry	Person had "agreed to buy" a lot in the subdivision and requested information/advice about home siting and landscaping.	We shared information about the subdivision setback requirements; landscaping within setback areas; provided links to the subdivision web page, and identified a potential landscaping issue associated with the the right-of-way located along the canal on the south side of their lot.
5/9/21	Beauregard Variance	Doug and Anna requested that a previously-issued variance be recorded with the county. This variance waived the need to meet the "ground level 1,000 square feet of living space" requirement of their primary residence (Covenants 5.4.1.).	When the Beauregard's purchased their lot there was a structure with a garage on the ground level and a residence above it. A prior Architectural Committee had granted the variance for this structure but had never recorded it with the county (which is required). We worked with Doug and Anna (& used AC records) to document the variance and get it recorded with the county. This action was taken by Rick Simmons and Gerrit Spoelstra.