



ARCHITECTURAL REVIEW COMMITTEE MONTHLY BOARD REPORT

Kirk Mason & Devona Sayler, Co-Chairs

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Written & submitted by: Kirk Mason Meeting time requested: 10 minutes

Date: July 16, 2022

Charter: To follow and enforce the Declaration, Protective Covenants, Bylaws and Rules and Regulations provided by the Big Elk Meadows members past votes to insure any changes in architecture comply with and reflect the beauty of our long established community.

Co-Chairs: Kirk Mason, Devona Sayler **Members:** Pending Board Approval

Meeting: Co-Chairs met 06/24/22 to discuss goals and objectives for ARC.

ACTIVE REVIEWS:

- 12 Mirror Lake Ct. - Request for retaining wall replacement. Disapproved pending further property info due to existing wall potentially on BEMA land.
- 429 Cedar - Notification of Re-staining. Approved, but no review required.

OPEN ACTION ITEMS:

- Retooled ARC Request Form to simplify and clarify intent to Members. New form is online based and will facilitate direct communication between ARC and Members. Sent to Board members for review and comment on 7/7/22. Will require Ryan's assistance for setup on BEMA website.
 - **Status:** Board approval required for content, functionality, "checkbox" signature, and moving to online.
- Director Battaglini contacted ARC with a concern that the BEMA Declaration and sub docs state the scope of ARC is limited to construction and architectural change. Addressing Property Maintenance issues by ARC is not supported by the governing documents.
 - **Status:** ARC requires guidance and direction from the Board
- The retaining wall request for 12 Mirror Lake Ct brought to light the issue of Member improvements on BEMA common land. These situations would be handled on a case by case basis, but ARC's understanding is any improvements on BEMA land requires Board review and approval.
 - **Status:** ARC requires guidance and direction from the Board
- ARC working to confirm status and potentially close out previously submitted requests at the following addresses: 84 Aspen Addition & Patio, 113 Balsam Stone Veneer, 1027 Aspen Paint, 576 Aspen Fencing, 171 Cedar Exterior upgrades, 175 Hickory Shed, 626 Aspen Deck, 211 Hemlock Paint, 244 Aspen Window , 259 Cedar Roof.
 - **Status:** ARC to verify and update status.
- There is a potential for older cabins being demolished and replaced with new construction. The current Request Form and Process is best suited for more limited scope improvements to existing homes / cabins. ARC has identified a need for guidelines specifically addressing new homes and cabins. Based on Board input, ARC feels this should be studied as part of the Long Term Objectives.
 - **Status:** ARC to identify steps required to undertake study.

Big Elk Meadows Association

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