

**Design Review Committee of  
Elk Stream Ranch Property Owners Association  
Annual report for August 2017 to July 2018  
Submitted by Philip Walters, DRC chair  
August 4, 2018**

**Bellows Gate-Lot 21-** In September of 2016, Charles Bellows requested authorization to replace his rotted wooden gate with a metal gate; authorization was given by DRC on September 14, 2016 as replacement of an existing improvement in place. The new gate was finally completed late 2017.

**Bellows Fence-Lot 21-** In late September of 2017, DRC became aware of a new pipe and cable fence constructed on Bellows' property above the barn without DRC review or approval. On October 9, 2017 DRC notified Bellows of the violation by email. Bellows submitted an after the fact application and fee on October 13, 2017. Due to the quick response and the fence design falling within guidelines, DRC considers the matter cured.

**Johnson Garage expansion-Lot 12 -** May 21, 2018, Dave and Vickie Johnson applied to add 2 bays to the north end of their existing garage, using the same materials and colors as the existing house. Application found fully compliant and was approved 05-23-2018. Height and Rough opening inspection was made August 1, 2018, found compliant and project is near completion, awaiting delivery of overhead doors and final stucco coat.

**Wings Ranch LLC fencing plan amendments-Lot 9-** October 11, 2017 Wings Ranch submitted a request to amend their fencing plan to add a steel gate with stone wings, and to construct an arena near their shop. DRC found the request met all guidelines and DRC approval was granted October 12, 2017

**Wings Ranch LLC residence construction-Lot 9.** Plans for the residence were approved by DRC August 8, 2016. Construction is still not complete, but does conform to submitted plans as far as it has progressed. When roof is completed (roof is currently under some reconstruction) a height and rough opening inspection by DRC will be required.

**Wings Ranch LLC Elk Stream Ranch Directors variance-Lot 9-**The directors of Elk Stream Ranch have extended the variance that allows Wings Ranch LLC to reside in their barn. This variance is given on the condition that Wings Ranch LLC continues construction of their main residence in a reasonable and timely manner. Precedent: This variance sets no future precedent.  
Original Variance approved BOD: 01-09-2017 to expire: 12-31-2017  
Variance extended BOD: 08-30-2017 to expire: 07-31-2018  
Variance extended BOD: 04-16-2018 to expire: 07-31-2019