

**EPS Special Meeting - Site #139 ARC Review**  
**Meeting Minutes: 9/4/2024 7pm**

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Purpose: Board ARC review application / home plan design for Lot 139 (Owners Carole and Mike Rogan).

Attachments: High Level Design (page 3)

Meeting Attendees:

Gina Schimming; Rob Johnson, Suzanne Furtado, Jason Lopez, Brenda Cuthbertson, Mike Figler, Mark Mondro, Jerry Denney, Mike Rogan, Carole Rogan, Laura Mondro, and Kevin Haefner

Suzanne started the meeting and recapped the purpose was to review the application / home plan design for Lot 139.

Suzanne opened the meeting recapping the purpose of the meeting and stated that the Board has reviewed the application and the complete design package submitted.

Gina welcomed the Rogan's to the neighborhood and shared they have plans for a lovely home. She opened up the floor for any questions.

Jason questioned the color scheme. Carole Rogan responded varying shades of grey with white trim.

Suzanne was unable to share the design package (screenshots attached) but Jason Lopez was able to display the front and rear elevation to the attendees. Brenda questioned the square footage. Carole Rogan responded approximately 3,000 square feet.

Gina asked and verified with the Rogan's that the lot size is approximately 3.5 acres and they plan to clear 1 to 1.5 acres. Carol stated that is correct and the site excavator will have a better determination once on the property.

Carole Rogan mentioned the drawings of the deck were not correct. The actual size of the deck will be 26'x10'. Additionally, Carole mentioned the driveway will be gravel and will soon be replaced with asphalt as part of the landscaping.

Carole Rogan stated that construction was to begin on or around October 1, 2024 with a target completion date of late March 2025. Final application check was sent to Brownstone last week and confirmed receipt on Saturday. The excavation expected to begin shortly.

Rob confirmed the Rogan's have all access codes and keys. Rob also inquired if the Rogan's are to be full time residents. Carole indicated that they were planning to be full time residents at the completion of their build.

Gina asked if there were any comments or additional questions. No additional questions were asked.

Gina confirmed that we still have a quorum after Mike Figler, board member, had left the meeting prior to making a motion. Suzanne confirmed we still have a quorum of 5 out of 7.

Gina made a motion to approve Rogan's architectural application as submitted. Suzanne seconded the motion. Gina stated if all members approved to say "I", all board members as follows approved:

Gina Schimming (Vice President), approved  
Suzanne Furtado (Board Member), approved  
Jason Lopez (Treasurer), approved  
Rob Johnson (Secretary), approved  
Brenda Cuthbertson (Board Member), approved

Site #139 ARC Reviewed and Approved.

Meeting adjourned.

