

VENTANA COVENANT COMMITTEE
Regular Board Meeting
Will be held via Teleconference
Wednesday, March 9, 2022 at 10:30 am

**** Please join the meeting from your computer, tablet or smartphone****

<https://meet.goto.com/622480501>

You can also dial in using your phone.

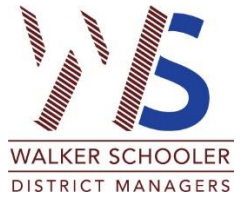
United States: +1 (646) 749-3129

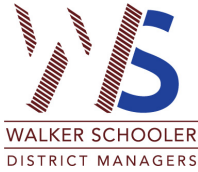
Access Code: 622-480-501

Board of Director	Term
Eric Farrar	August 2022
Jennifer Herzberg	August 2022
Noe Arvizu	August 2022

MEETING AGENDA

1. Call to order
2. Declaration of Quorum
3. Approval of Agenda
4. Regular Business Items (these items are routine and may be approved by one motion. There will be no separate discussion of these items unless requested, in which event the item will be heard immediately)
 - a. Approval of Board Meeting Minutes from December 8, 2021 (enclosed)
5. Architectural Submissions for VCC Board Review
 - a. 10678 Hidden Prairie Parkway – Shed (enclosed)
6. Management Matters
 - a. Review Covenant Violations (enclosed)
 - b. Review Architectural Submissions summary (enclosed)
7. Legal Matters
7. Other Business:
Next Regular Schedule Board Meeting: June 8, 2022 following Ventana Metropolitan District Board Meeting
8. Adjourn





VENTANA COVENANT COMMITTEE
Special Board Meeting
Held via Teleconference
Wednesday, December 8, 2021, at 10:30 AM

Eric Farrar - Term to August 2022
Jennifer Herzberg – Term to August 2022
Noe Arvizu - Term to August 2022

**** Please join the meeting from your computer, tablet or smartphone****

<https://global.gotomeeting.com/join/622480501>

You can also dial in using your phone.

United States: +1 (646) 749-3129

Access Code: 552-106-341

Public invited to attend

SPECIAL MEETING MINUTES

1. Call to Order: Director Herzberg called the meeting to order at 10:30 AM.
2. Declaration of Quorum: Ms. Hardekopf confirmed a quorum was present and noted Director Arvizu was excused.
3. Approval of Agenda: Director Farrar moved to approve the Agenda; seconded by Director Herzberg. Motion passed unanimously.
4. Regular Business Items
 - a. Approval of Board Meeting Minutes from September 8, 2021: Director Farrar moved to approve the September 8, 2021 Minutes; seconded by Director Herzberg. Motion passed unanimously.
5. Management Matters
 - a. Review Covenant Violations: Ms. Hardekopf presented the Covenant Violations. Director Arvizu joined the meeting. Ms. Hardekopf noted there are less violations due to the winter season and majority of them are related to campers and trailers.
 - b. Review Architectural Submissions Summary: Ms. Hardekopf presented the Architectural Submissions Summary and noted recent requests have been for solar panels and one for artificial turf.
6. Legal Matters: There was no discussion.
7. Other Business: Ms. Hardekopf discussed a call she received from a student regarding the bus stop location at Traders Pkwy and Venetia and cars not yielding to the school bus.

Ms. Hardekopf contacted the transportation department and requested additional signage for the bus stop. She will also include a notice in the January Newsletter.

The Board discussed the upcoming 2022 Elections and spreading the word in the community about joining the Ventana Metropolitan District Board.

Director Herzberg discussed an option of replacing existing damaged fence with the same type of fence but allowing it to be taller. She explained it is related to the dog issue and the fence not being tall enough to contain medium to large dogs. Ms. Hardekopf will review the Covenants and Design Guidelines.

Director Herzberg asked about tree replacement guidelines. Ms. Hardekopf confirmed in the Design Guidelines, replacement trees must be at least 6' in height and the trunk must be at least 1.5" in diameter. The Board discussed lowering the height requirement and the option for a resident to request a variance for a shorter replacement tree.

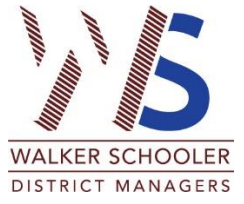
Next Regular Schedule Board Meeting: March 9, 2021 following Ventana Metropolitan District Board Meeting.

8. Adjourn: Director Herzberg moved to adjourn at 10:50 AM; seconded by Director Farrar. Motion passed unanimously.

Respectfully submitted,

By: _____
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL DECEMBER 8, 2021
MINUTES OF THE VENTANA COVENANT COMMITTEE BY THE BOARD OF
DIRECTORS.





Ventana Metropolitan Architectural Submission/ Application Form

Home Owner (applicant): John Bole Account #: 601-001
 Property Address: 10678 Hidden Prairie PWWY Fountain Co Zip: 80817
 Tenant/ Renter (if applicable): _____
 Other Home Owner (if applicable): _____

Home Owner Contact Information:

Day Time Phone: _____ Night Time Phone: _____
 Mailing Address (if different than property address): Same as above
 State: _____ City: _____ Zip: _____
 Email address: john.bole68@yahoo.com

Tenant Contact Information (if applicable):

Day Time Phone: _____ Night Time Phone: _____
 Email address: _____

Contractor Information:

Contractor Name/ Company: N/A
 Contractor Phone: _____ Contractor Email: _____
 Project Start Date: 03-26-2022 Project End Date: 03-05-2022

Modification or Addition Requesting (check all that apply):

- | | | |
|---|--|--|
| <input type="checkbox"/> Detached Structure/ Building | <input type="checkbox"/> Fence | <input type="checkbox"/> New Construction |
| <input type="checkbox"/> Paint | <input type="checkbox"/> Play Equipment | <input type="checkbox"/> Retaining Wall |
| <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Solar Panels | <input type="checkbox"/> Exterior Modification |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Ornamentation | <input type="checkbox"/> Patio/ Arbor/ Deck |
| <input type="checkbox"/> Pool/ Spa | <input checked="" type="checkbox"/> Shed | <input type="checkbox"/> Other: _____ |

Legal Description of Modification:

Requesting to build a small shed adjacent to my back deck for lawn furniture and lawn care items. I've downloaded the enclosed plans for a small 6' X 10' storage shed I'd like to build in my back yard. The plans are for a 8' X 10', but I'm going a little smaller. No digging needed, I'm building on a small, raised platform built with blocks and a wood frame. I will build to code and paint it to match the house colors. I'll use the Challenger build book to get the correct paint colors.

Make sure you have attached/ included all of the following information:

- A completed Submission Form (**including signature below the Owner Acknowledgement notice on next page**)
- A description of the project, including; height, width, depth, materials, colors, etc.
- A complete materials list of the project, including; paint samples and/or stain color

- A picture or drawing of the intended/ existing project (sketches, clippings, catalog illustrations and other data or links to websites)
- A site plan showing the location of the house along with any other structures on your lot and the proposed structure (including dimensions from the property line or other structures)

Please send your request to:

Ventana Metropolitan District
 C/o Walker Schooler District Managers
 614 North Tejon St
 Colorado Springs, CO 80903

Phone: (719) 447-1777
Website: www.colorado.gov/ventanametro
Email: rebecca.h@wsdistricts.co

****For Office/ Committee Use Only:**

Date submission received: ___/___/_____ Committee Approval/ Denial Date: ___/___/_____

APPROVED APPROVED W/ STIPULATIONS DENIED DENIED – INSUFFICIENT INFORMATION

Stipulations/ Comments/ Suggestions:

Authorized By:

Owners Acknowledgements:

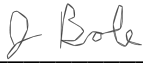
I understand:

- That no work on this request shall commence until I have received approval of the Architectural Control Committee (ACC)
- Any construction or alteration to the subject property prior to approval of the Architectural Control Committee is strictly prohibited. If I have commenced or completed any construction or alteration to the subject property and any part of this application is disapproved, I may be required to return the subject property to its original condition at MY OWN EXPENSE. If I refuse to do so and the District incurs any legal fees related to my construction and/or application, I will reimburse the District for all such legal expenses incurred.
- That any approval is contingent upon construction or alterations being completed in a neat and orderly manner
- That there are architectural requirements covered by the Covenants and a board review process as established by the Board of Directors
- All proposed improvements to the property must comply with city, county, state and local codes. I understand that applications for all required building permits are my responsibility. Nothing herein shall be construed as a waiver of modification of any codes. My signature indicates that these standards are met to the best of my knowledge.
- That any variation from the original application must be resubmitted for approval
- That if approved, said alteration must be maintained per the Declaration of Covenants, Conditions and Restrictions for the Ventana Community.
- This alteration will not detrimentally affect the proper drainage of any common areas or surrounding lots. I will be responsible at my expense to correct any drainage problems to such areas that may occur as a result of this work or alteration. Additions or alterations must not affect the grades, swales, and drainage patterns established by

Builder which assure that any water falling on the property surrounding the Residence whether from natural precipitation or lawn irrigation, will flow positively away from the Residence. I will be responsible at my expense for any damage caused to my house resulting from grading modified by this work or alteration.

- *The Builder/Applicant acknowledges and agrees that the Committee and Association assume no liability resulting from the approval or disapproval of any plans submitted. The Committee and the Association assume no liability and make no representations regarding the adequacy or quality of any submitted plans or whether such plans comply with any or all governing authority requirements. The Committee's review, comments, and/or approvals do not relieve the Builder/Applicant of their responsibility and obligation to comply with the Master Declaration, Master Design Guidelines, or Subdivision Guidelines as applicable. The Builder/Applicant agrees to grant the Association accesses to property at any reasonable hour to inspect for compliance issues.*
- *It is the duty of the owner and the contractor employed by the owner to determine that the proposed improvement is structurally, mechanically and otherwise safe and that it is designed and constructed in compliance with applicable building codes, fire codes, other laws or regulations and sound practices. Your association, the ACC Committee and any employee or member thereof, shall not be liable in damages or otherwise because of the approval or non-approval of any improvement.*

I certify that the above information is an accurate representation of the proposed improvements and that the work will conform to applicable codes, covenants and standards. I also certify that the improvements will be completed in accordance with the approved application. I understand that construction is not to begin until approval has been received from the Architectural Control Committee. The Architectural Control Committee has permission to enter the property to make inspections, as they deem necessary.

Owner/Applicant Signature:  **Signed at:** 2022-02-22 14:15:09 **Date:** / /
Co-Owner/Applicant Signature: _____ **Date:** / /

Informational Addendum:

REVIEW PROCESS – Your association's governing documents stipulate the amount of time the ACC may take to render a decision. However, the ACC will make every reasonable effort to expedite the review process. Applications will be reviewed during the timeframe for completeness and the ACC may request additional information to help clarify your proposal.

APPLICATION – The application must be accompanied with necessary documents, photos, drawings, brochures, and information necessary to present to the ACC. Property owners must sign the application. Contractor’s signatures for property owners will not be accepted. Modifications are not permitted to commence until the modification has been reviewed and approved by the ACC.

NOTIFICATION - All owners will be notified in writing by mail (USPS) once the request has been approved or denied.

APPEALS – If your association allows appeals of an ACC Committee decision, requests must be based on the association documents and timeframes stated by the documents.

CADENZA TERRACE

LITTLE LIBRARY

FENCE

SHED REQ

SW
CORNER

MAIL BOXES

YARD

DECK

HOUSE

YARD

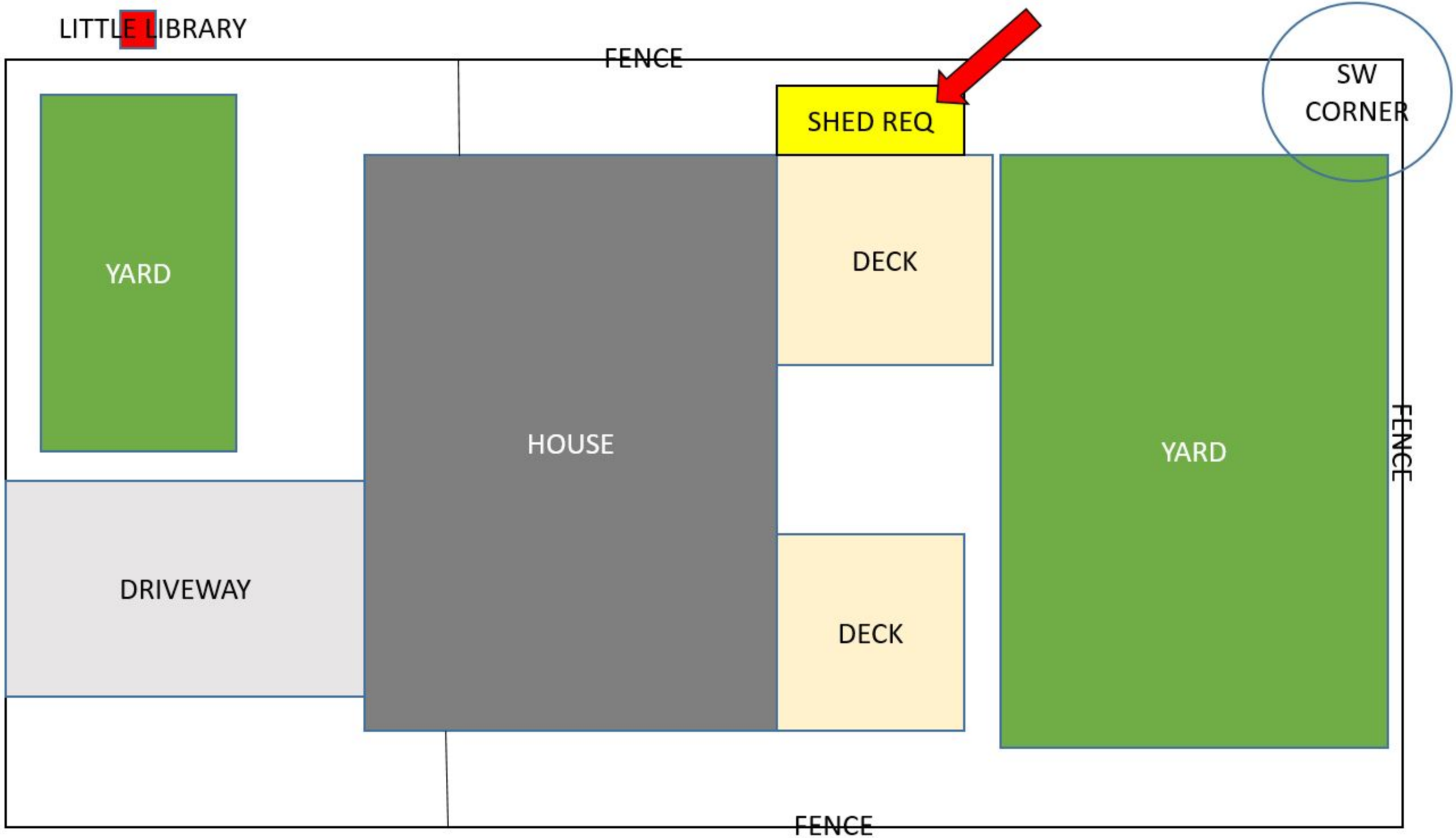
FENCE

DRIVEWAY

DECK

FENCE

HIDDEN PRAIRIE PKWY



EL PASO COUNTY - COLORADO

5608201040
10678 HIDDEN PRAIRIE PKWY

Total Market Value
\$320,275

OVERVIEW

Owner:	BOLE JOHN
Mailing Address:	10678 HIDDEN PRAIRIE PKWY FOUNTAIN CO, 80817
Location:	10678 HIDDEN PRAIRIE PKWY
Tax Status:	Taxable
Zoning:	-
Plat No:	14440
Legal Description:	LOT 1 VENTANA FIL NO 6

MARKET & ASSESSMENT DETAILS

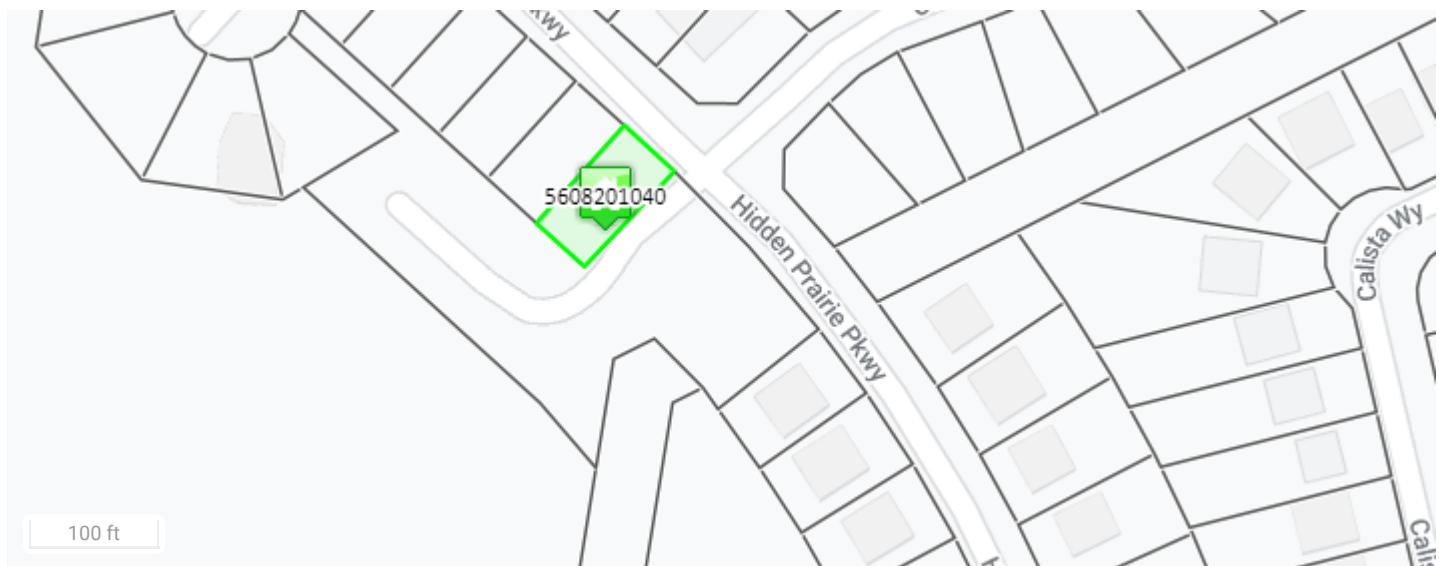
	Market Value	Assessed Value
Land	\$51,500	\$3,680
Improvement	\$268,775	\$19,220
Total	\$320,275	\$22,900

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

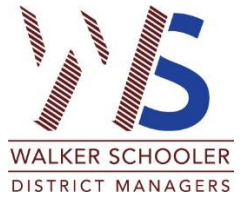
Tax Area Code: **ECL** Levy Year: **2021** Mill Levy: **109.413**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.120	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
CITY OF FOUNTAIN	10.239	JOHN LEWIS	(719) 322-2033
EPC-FOUNTAIN ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
FTN/FT CARSON SCHOOL NO 8	25.704	DR KEITH OWEN	(719) 382-1300
PIKES PEAK LIBRARY	3.490	MIKE VARNET	(719) 531-6333
SOUTHEASTERN COLO WATER CONSERVANCY	0.839	JAMES BRODERICK	(719) 948-2400
EL PASO COUNTY CONSERVATION	0.000	PAMELA DAVISON	(719) 632-9598
VENTANA METROPOLITAN	51.691	WALKER SCHOOLER DISTRICT MANAGERS	(719) 447-1777
FOUNTAIN GID #2	10.000	JOHN LEWIS	(719) 322-2033



Disclaimer

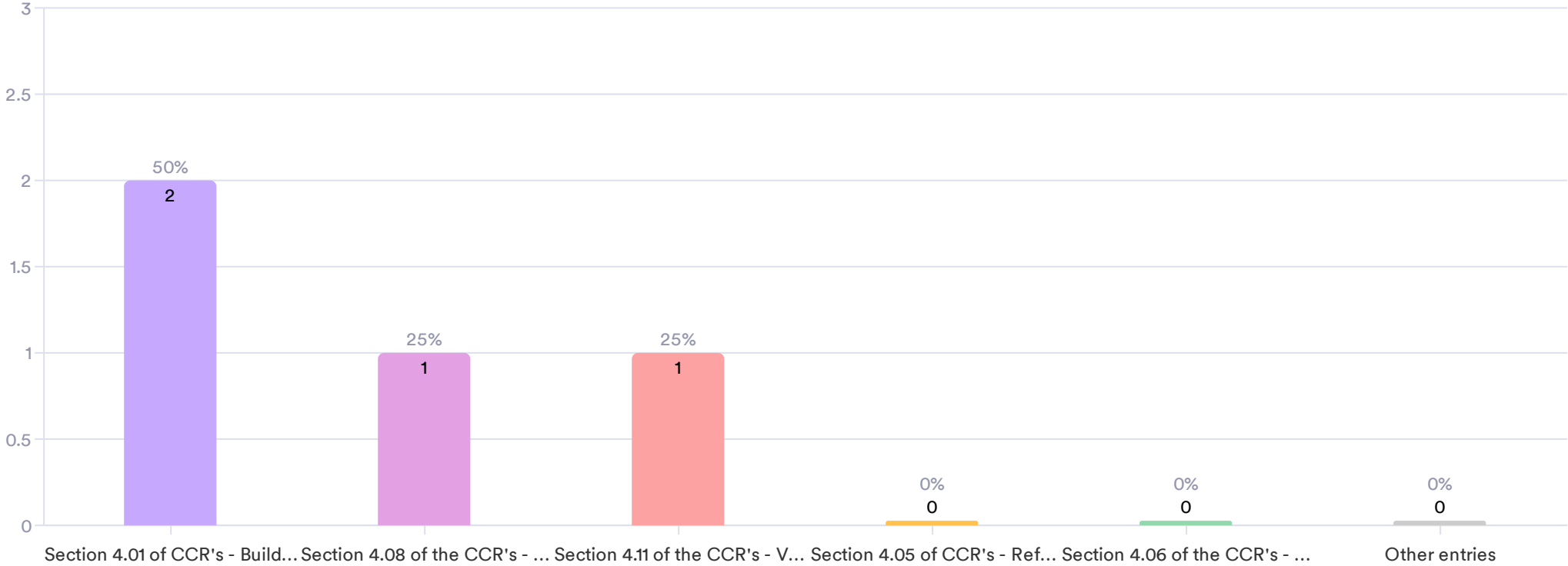
We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.



VMD Violation Tracker

Cited Violation:

4 Responses



Data	Response	%
Section 4.01 of CCR's - Building and Grounds Maintenance. The exterior ...	2	50%
Section 4.08 of the CCR's - Weeds. The entire area of every Lot on whic...	1	25%
Section 4.11 of the CCR's - Vehicles. (a) Parking. A boat, trailer, camper (on...	1	25%
Section 4.05 of CCR's - Refuse. Unsightly objects or materials, including b...	0	0%
Section 4.06 of the CCR's - Nuisances. Noxious, hazardous or offensive a...	0	0%
Other entries	0	0%

Details of Violation

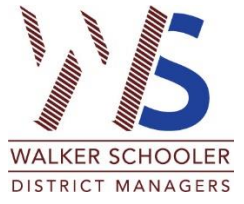
4 Responses

Data	Responses
Campers and trailers are not permitted to be parked on lots or on streets in the district.	1
Your lawn work was approved in August. The covenants dictate that improvements must be completed within 90 days of approval. Please contact the office with a date that your work will be completed. Thank you	1
There is a decorative fence in the front yard that is broken. Please repair and remove.	1
Please remove the weeds from your lot, including corners and spaces between sidewalks and streets, as well as along fence lines.	1

Level of Warning

4 Responses





Ventana Metropolitan Architectural Submission/ Application Form

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Approval/ Denial

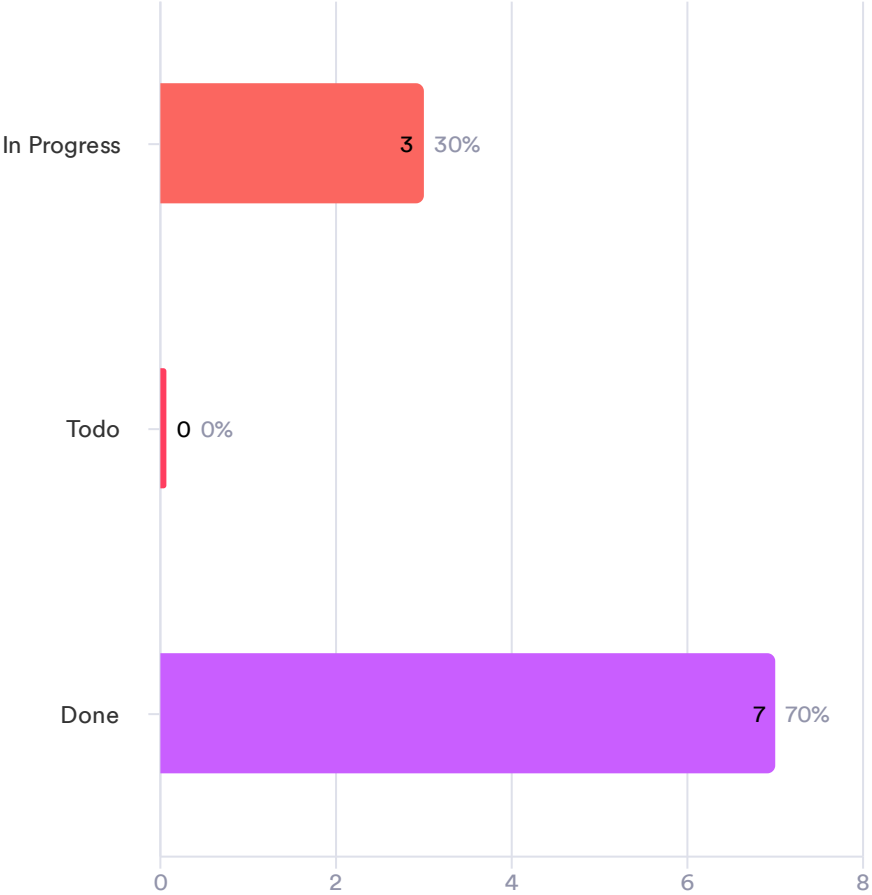
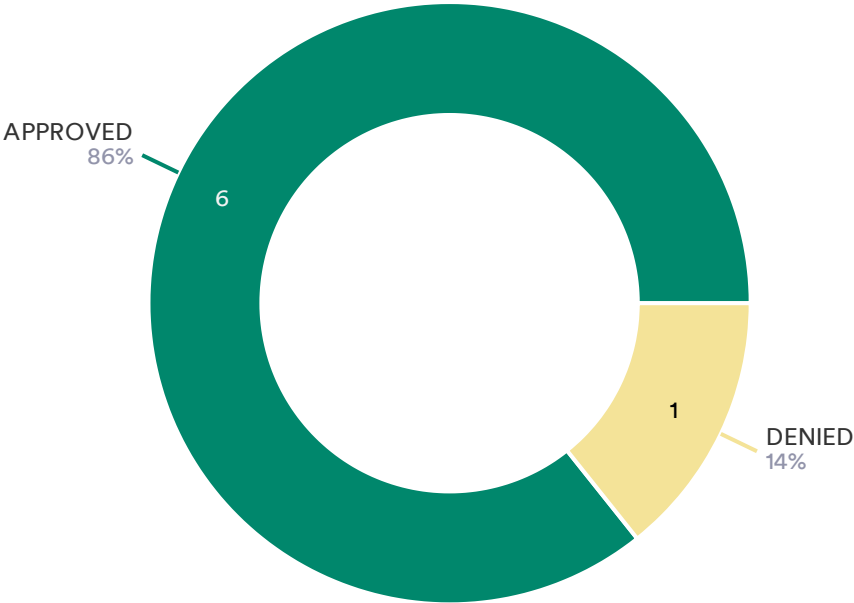
7 Responses

Data	Response	%
APPROVED	6	86%
APPROVED W/ STIPULATIONS	0	0%
DENIED W/ STIPUTLATIONS	0	0%
DENIED	1	14%

Current Status of Submissions

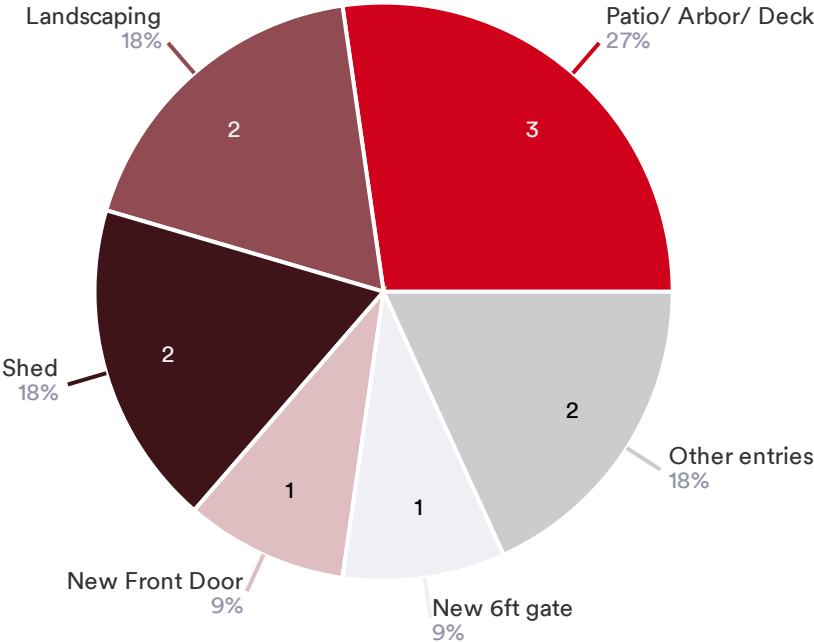
10 Responses

Data	Response	%
In Progress	3	30%
Todo	0	0%
Done	7	70%



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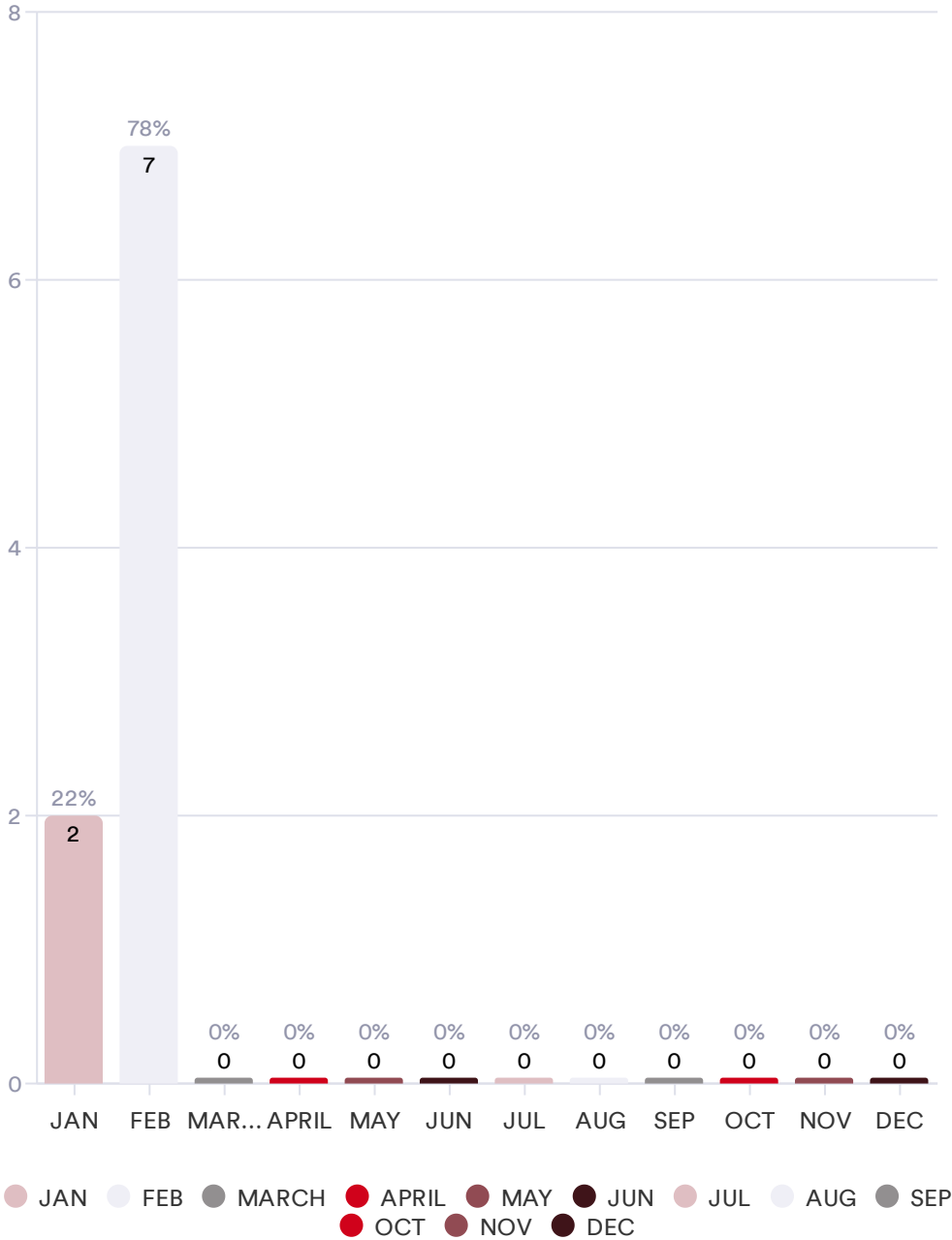
Type of Improvement



Data	Response	%
Patio/ Arbor/ Deck	3	27%
Landscaping	2	18%
Shed	2	18%
New Front Door	1	9%
New 6ft gate	1	9%
Other entries	2	18%

When submissions have been reviewed

9 Responses



Thank You!

Ventana Metropolitan Architectural Submission/ Application Form