

Design Review Board – December 5, 2022 Board and Members’ Report:

DRB mission/charter: “The Design Review Board (DRB) was established when the Ironbridge POA was created to ensure that construction and landscaping for new homes, and changes to existing homes, follow the DRB guidelines in order to maintain a harmonious design quality within the community.”

DRB Volunteer Members (years of service): Rick Moore (>5 years), Jim Romeo (>2 years), Jeffrey Moore (2 years) and John Chapman (2 years) with the administrative assistance of Doretta Reuss of IMM.

2022 YTD Activities:

- 9/30/22 YTD DRB Income and expenses (budget) were \$129,960 (\$9,900) and \$20,293(\$6,750), respectively.
- Number of new home applications processed/approved: **22**
- Number of final new home construction projects finalized/approved: **12**
- Number of minor home improvement projects processed/approved: **10**
- Number of other community/property matters addressed by the DRB: **16**

In July 2022, the IB Board unanimously approved the DRB’s proposed increase in **new home construction fees and deposits** based on a DRB prepared market survey analysis as follows:

	Prior	Effective July 2022	
<u>New Home Construction Fees & Deposit</u>	<u>Ironbridge Fee \$</u>	<u>New Ironbridge Fee \$</u>	Percent % Increase
Construction fee	-	4,700	
Architect fee	1,500	-	
Administration fee	500	-	
Road Access fee	750	3,600	
Irrigation tap fee	2,000	2,000	
	4,750	10,300	117%
Construction and Landscaping Deposits (a)	10,000	15,000	50%
(a) Deposits now refunded when "both" new home construction and landscaping accepted by DRB.			

Pre-Annual Meeting Member Questions: i) New home compliance with lighting requirements, ii) restrictions and compliance to approved design, height and square footage, iii) has the accounting for new home construction fees changed, iv) use of a third dirt road entrance/exit, v) storage and recreation trailer parking on IB owner lots/driveways, and (vi) use of on adjacent unimproved lots during new home or road construction?

Response: i) New home are inspected by the DRB for compliance to external light DRB requirements, ii) the County P&Z is responsible for periodic new home construction inspection for compliance to construction quality including use of back fill, foundation, height and square footage, refer to the DRB guidelines for height and square footage allowances, iii) accounting for new home fees and deposits is unchanged (see AUP agenda item), iv) use by IB members, guests or construction workers of the dirt entrance onto CR 109 (north of the driving range) is considered trespassing as it passes through Blue Heron Development LLC and is not an IB egress, v) long-term parking of storage or recreation trailers is not permitted, IB owners should refer to IB governing documents for such restrictions and vi) any use of unimproved lots for storage of construction equipment or construction materials (including parking and trash) are to be pre-approved by both the unimproved lot owner and the DRB.