

# RED LODGE COUNTRY CLUB ESTATES

## ARCHITECTURAL REVIEW COMMITTEE 2024 YEAR END UPDATE

To: RLCCEPOA Board of Directors  
From: Jerry D. Glynn, Chair, Architectural Review Committee  
Date: December 19, 2024

Board Members,

The Architectural Review Committee has experienced a dynamic and productive year, commencing with the finalization of the declarant transfer on January 23, 2024.

Our inaugural official responsibility involved evaluating a proposal from a prospective builder for an 800 sq. ft. A-Frame on Lazy M Street, which was ultimately denied.

In early February, the Committee received twenty prior approval letters from the former declarant, Jeff Schmidt. Each site was thoroughly reviewed and inspected to ensure compliance with the Red Lodge CCRs regarding construction, fences, and sheds.

In February, a submission for a 16x16x16 shed was received and subsequently denied, leading to the establishment a maximum 10x12x12 for all shed submissions.

In March, a request for a height variance on a new build from 25 ft. to 30 ft. was submitted. Following guidance from Wally Tate, the Committee determined that no variance would be granted for height requests.

In July, the Committee encountered a challenge from an owner seeking to construct a 16x20x14 workshop. Although the owner had previously discussed this with the former declarant in October 2023, no formal submission or approval had been obtained. A submission was received in July 2024, which was denied, and the owner was informed that only a 10x12x12 structure would be approved. Following this, the owner sought legal counsel, prompting a response from the POA legal counsel that refuted the owner's claims. Ultimately, the owner withdrew the complaint.

Karri has updated the RLCCE website to include an email address for the Architectural Committee: [ARCRLCCE@GMAIL.COM](mailto:ARCRLCCE@GMAIL.COM). Additionally, Wally has revised the forms and requirements for fences and dog runs.

Karri has played a crucial role in keeping the Committee informed about new submissions, inquiries, and complaints, ensuring that all fees are collected prior to the Committee's review.

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The Committee has successfully reviewed and approved:

- 8 new home builds
- 6 fence submissions (including dog runs)
- 3 shed submissions
- 1 Landscape submission
- 1 patio expansion
- 1 garage addition

For all new home builds, the Committee has required the submission of drawings, elevations, colors, and landscaping plans when feasible. Contractor/owners are required to mow the lot, survey, and stake out the footprint. The Committee has conducted site visits for every new build to measure setback requirements and assess the impact on neighboring properties and the community.

The Committee has also visited all sites for fence, dog run, shed, patio, and garage addition submissions. We have been diligent in our reviews and have prioritized timely responses to accommodate the needs of owners and contractors for construction and material ordering.

There has been some resistance from owners and contractors regarding the transition from previous practices, which involved a more streamlined approval process. The Committee has actively engaged with owners and contractors to communicate the necessary changes and set clear expectations. We have maintained a professional approach in addressing their concerns and have reminded contractors of construction hours, while demonstrated flexibility when needed.

The Committee has developed a good relationship with Brian Hanna, Red Lodge Building Inspector. Brian has been very helpful in assisting on setback measurements and other related Committee and owner/contractor questions.

The Committee works closely with owners and contractors to accommodate their request. However, our first responsibility is to the community at large and the protection of property values.

As Chair of the Committee, I thank the other members, Carol Souders, Kevin Owens, Julie Lindgren, and Bill Huston for their commitment, assistance, opinion, and advice.

This has been our year, and we look forward to another exciting year in 2025.