



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Library, Hiddenbrooke Golf Club
Wednesday, January 11, 2017
7:30 PM**

1. **Call to order:** 7:30PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator),
Stephne Elliott, Chris Brittle, Kurt Eleam, Gary Schwenk
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Ian Forsyth
4. **Guests:** HARC candidate Tim Moore, Dorothy Martin and Roger Ashley
5. **Minutes:** The December minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in December and applicants notified**
 - a. 5112 Carisbrooke/Abulencia – revised plan for rock bed - approved
 - b. 2797 Olivewood/Ellis - added a dry creek bed – denied
 - c. 1199 Songwood/Samat - add patio cover – approved
 - d. 6557 Deerfield/ Brittle – remove and replace tree – approved pending City permit
 - e. Proposed custom home contemporary design – denied
7. **Solar applications approved by Chair Marcelline Mahern**
 - a. 2819 Olivewood/ Crochett - approved
8. **New projects:**
 - a. **1710 Landmark/Kerrigan – construct pool and existing shed. (approved 5-0)**

The applicants are planning on installing an asymmetrical pool on the side of their home. Their yard is raised above the streetscape and cannot be seen. They have large back, side and front yards with the side yard property line extending to the street. Even with the addition of the pool and surrounding patio, they are well within the allotted amount of hardscape and required setbacks of five feet from the property line. The Committee agreed that the pool would be a nice feature for this yard and unanimously approved the application with the following conditions: i. the permanent removal of the overhead shade screen, ii. provide a list of plants in event they will be added in the future, iii. existing shed will be moved to a location within the required setbacks, and there will be no equipment structure.

b. 2345 Langton Court/Martin - revised plan to replace front lawn (approved 5-0)

The Martins had previously submitted an application to replace their lawn after they had completed the work. The plan they provided did not reflect the finished product and was denied by the Committee. They resubmitted a new plan and Dorothy Martin was present to provide information missing from the plan. The Committee approved the plan subject to the following conditions: i) remove the rock border along the street ; ii) replace African daisies with larger plants such as the golden breath of heather, iii) Use five gallon plants for any new plants or groups of one gallons plants to achieve density; iv) add sections of ground cover to reduce the amount of bark; and v) agree to supplement plants in two years if desired coverage is not achieved. The Committee suggested consulting with a landscaper for size and location of new and replaced plants.

c. 1658 Landmark/Lozada – replace front lawn and add steps. (approved 5-0). The Lozadas verified that all previous condition were fulfilled as required by the Committee in November. Their current application is to replace their front lawn with two small retaining walls, three planted areas, steps and a rock bed. The Committee is concerned that the area is significantly under planted and is not in favor of the use of tan pebbles. The Committee did approve the application subject to the following conditions: i) plant five gallon plants every four feet instead of every 12 feet; ii) consider the use of plumbago instead of wild lilac; ii) use bark in all the planted areas and not rock or pebbles and as an accent only; iv) create a planted area in the 4x22 area to the left of the steps that includes plants placed three to four feet apart and accented with bark: vi) Provide a drip system to the plants and vii) consider the use of large rocks to construct the wall instead of the stone submitted.

d. 1749 Durrow Court/Ashley – change the type of tree previously approved. (approved 5-0)

Mr. Ashley previously was approved to add 25 olive trees along the perimeter of the lot he owns adjacent to his property. Upon further research he now wants to change the type of tree from fruitless Olive to Drake Chinese Elm. He provided the committee with sufficient information and photos. The Committee approved the change.

9. Upcoming Projects and Issues:

- a. **1817 Landmark/Peralta – replace front lawn**
- b. **1718 Landmark/Bundy – replace front lawn**
- c. **1567 Landmark/Wimsatt – replace front lawn**

10. Projects referred to CC&R

- a. **2987 Carlingford**
- b. **2926 Carlingford**
- c. **2854 Dominion**
- d. **2028 Bennington**
- e. **2797 Olivewood**
- f. **6509 Deerfield**
- g. **6679 Chalk Hill**

11. Minor projects: None

12. HPOA Board report – Ian Forsyth

- a. Ian informed the committee that the new management company will take over this month For the time being HARC will operate as usual.

13. Items for discussion:

- a. Tim Moore would like to join HARC. His appointment is subject to HOA Board approval
Chris Brittle will be the alternate.

14. Future Meetings: The next meeting is scheduled for February 8, 2017 in the Library

14. Adjourned: 8:36 pm.