



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, July 10, 2019
7:00 PM**

1. **Call to order:** 7:01PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator),
Chris Brittle, Kurt Eleam, Troy Killorn, Christine Fitzgerald, Ernest Stockinger.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Janet Herrington, Andrea Ouse
5. **Minutes:** The June 11, 2019 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in June and applicants notified:**
 - a. 2849 Olivewood/Pollard - repaint house. (approved)
 - b. 2334 Langton/Ruiz - add in ground pool (approved)
 - c. 5034 Staghorn/Rothkop - add rock to side front yards (denied/revision)
 - d. 1928 Landmark/Singh - screen shed (approved)
 - e. 1904 Landmak/Amaral - install retaining wall and landscaping and replace fence
 - f. 2952 Carlingford/Redd - repaint house (approved with modification)
 - g. 1889 Landmark/McGarter - rehab fronts side yard (approved as minor)
 - h. 1904 Landmark/Nash - removed tree without HARC approval 9 requested replacement tree)
 - i. 930 Lyndhurst/Duckett - retaining wall and screen in g of shed (requesting revisions)
7. **Solar applications approved by Chair:** none
8. **Minor Projects approved by Chair:**
 - a. 2633 Feldspar/Knox - repaint house same
 - b. 1555 Landmark/Hall - remove bushes on side
 - c. 1507 Landmark/D'Agostino - replace plants in front border
9. **Upcoming Projects and Issues:**
 - A. 1799 Landmark/Arceo - replace one gazebo and add another gazebo (approved 5-0)
Christina Arceo requested to replace an aging trellis in her back yard with a free

standing gazebo. This could have been approved by the Chair but then the applicant requested to add a second gazebo the the other side of the house over an existing patio. They are identical in design and fall within the required size and height limitations.

Therefore the Committee approved the addition of the two gazeboes.

B. 5075 Staghorn/Herrington - rehab front and back yards (approved 5-0). Janet Herrington is a new resident and applied to rehab her yards with drought tolerant plants. She submitted an organized plan that met HARC's guidelines and was approved. She was cautioned that she might want to consider another variety of tree in the back yard as her choice of Alders will grow very large and take over the yard. Crepe Myrtle or Japanese Maples were suggested.

C. 2580 Marshfield/Ouse - comprehensive new landscape plans for front and back (approved 5-0). Andrea Ouse presented a very comprehensive landscape plan reducing the amount of sod, adding a variety of more updated plants and shrubs and converting her irrigations system to drip. The Committee applauded the plan and voted its approval.

D. 1855 Landmark/Layson - remove Sycamore tree (denied 5-0, requested replacement). The applicant has had ongoing issues with the existing Sycamore trees in her front yards that damage her plumbing. She previously had the roots cut back on the tree on the left side of her yard but the problems still occur and now wants to remove it. Unfortunately the removal of this tree will leave an large gap in the street canopy along Landmark. She only applied to remove the tree and did not submit a replacement. Although the Committee agrees that the tree needs to be removed because of the ongoing damage to the sewer line, the approval will not be granted until she submits to HARC the type of replacement tree to fill in the gap. She must choose a street tree from the approved list found in the Guidelines.

10. HPOA Board report - Chris Brittle

a. Chris reported on the Annual meeting. There was good attendance. The Board highlighted all the accomplishments of the past year. Two new and two incumbent members were elected. Jag Nirwan is the new President. Chris Brittle is Vice President.

b. The election for the approval of the new CC&Rs is ongoing. Currently only half of the required ballots were submitted. The Election period will possibly have to be extended.

c. Chris and Ed Medina attended the City Council Meeting to seek Agreement between the City and the HPOA to allow the HPOA to continue to manage the security guards at the Welcome Center and pay for them using HMD funds. The item was passed as a consent calendar item.

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11. Items for discussion:

a. Further discussion regarding retaining walls. Ernest had done research on defining Surcharge. A City of Vallejo technician had defined a surcharge as the removal or holding back of dirt no matter the height. Pursuant to the California Building Code, a surcharge involves more than just holding back dirt. This was reinforced by Andrea Ouse who was in the audience and is the Director of Community and Economic Development in Concord. HARC will notify the current applicants whose projects have be under review that they will not need permits and can be approved.

b. HARC will continue the practice of waiving fees for new residents who submit application within six months of their residency

c. HARC will continue the policy of approving smaller trees such as crepe myrtles for street trees in neighborhoods with small yards. They will be reviewed an a case by case basis and a fee could be waived.

d. Marcelline suggested very minor changes to the Design Guidelines regarding needing written approval and listing the sections for repainting houses on the front page of the web and in the table of contents of the actual Guidelines.

12. Future Meetings: The next meeting is scheduled for: August 14, 2019/7:00 pm

13. Adjourned: 8:27pm