



APPROVED

Minutes

Hiddenbrooke Architectural Review Committee (HARC)

Garden Room, Hiddenbrooke Golf Club

Wednesday, January 8, 2020

7:00 PM

1. **Call to order:** 6:56PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Chris Brittle, Christine Fitzgerald, Ernest Stockinger. Absent: Kurt Eleam, Troy Killorn
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Darlene and Ray Galindo, Olivia Ruiz, Marica Smith, Marie Alex and Bruce Walwark, Screen contractor
5. **Minutes:** The November 13, 2019 minutes were previously approved and posted. HARC did not meet in December.
6. **Items reviewed by HARC Committee in November and applicants notified:**
 - a. 2415 Rush Creek/Caro - install gazebo (approved)
 - b. 2972 Carlingford/Clay - repaint (approved)
 - c. 1749 Durrow Court/Ashley - subdivide lot (approved)
 - d. 5030 Staghorn/Luce - removed street tree (submit replacement by 12/19 - no response). Refer to CC&R
 - e. 4248 Rose Arbor/Ma - remove trees (approve removal of one)
 - f. 971 Innisfree/Espinueva - replace shed (approved)
 - g. 1275 Wildwing/Shah - landscape front yard (denied/ submit 1/8/20 - no response) refer to CC&R
7. **Solar applications approved by Chair:**
 - a. 2972 Carlingford/Clay
 - b. 1658 Landmark/Lozada
8. **Minor Projects approved by Chair**
 - a. 3060 Overlook/Rickert/Hopkins - remove tree
9. **New Projects and Issues to review:**
 - a. 2700 Overlook/Zhang - add gazebo. Unable to review/no action

b. **1735 Landmark/Rayon - repaint house (approved 4-0).** The applicants requested approval to repaint their house in very neutral shades of brown and cream. The Committee voted to approve as submitted.

c. **2334 Langton/Ruiz/Smith - landscape plan for front yard. (approved 4-0).** The applicants submitted a very comprehensive landscape plan consisting of a wide variety of plants found in Northern California. Due to the amount of plants, the Committee concluded that one gallon plants would be sufficient for the majority of the plants. They will use bark as ground cover and provide an irrigation system.

d. **4111 Summer Gate/Galindo - remove tree (approved 4-0).** The Galindos applied to remove a dead mimosa tree from their front lawn. The tree was also impacting their water line. The Committee was concerned that when the tree is removed there would be no trees in their yard. The Committee voted to approve the removal of the mimosa tree with the condition that they plant a substantial tree in the yard to the left of their home. The applicants will choose a tree from the approved tree list and email the Chair of their selection. They can choose a smaller variety of tree other than the approved street trees. Chinese Pistache, Crepe Myrtle and Japanese Maple were suggested.

e. **2346 Langton/von Studnitz - stain sample. (postponed).** Erica von Studnitz has been working with HARC to determine an alternate color for the window trim as HARC would not approve the shade of red she originally chose. She was not happy with the brown shade HARC approved and was supposed to submit a color to match the proposed stain for the front door. However she did not submit anything. The Committee in the spirit of compromise suggests that she paint one window frame in the latest shade she desires to give the Committee a better idea of the color. The samples she has previously submitted were too small to make an accurate determination.

f. **7012 Alder Creek/Alex - solar screen and bat house (solar screen approved 3-1) (bat house postponed).** Marie Alex brought her contractor to the meeting to address the type of solar screens she chose. HARC previously approved a lighter color but she now is concerned the shade will turn a different color and not deflect the sunlight. She proposed a black screen. The contractor presented samples and photos and made the case that the black screens were a better choice. One of the concerns from the Committee members is that the black screen is not attractive and will be too visible from the corner. However the majority of the committee concluded the benefits of the solar screens outweighed the appearance and voted to approve the revised black color.

The applicant has not canvassed her neighbors to access their opinion about the proposed bat house. This item will be postponed until the February HARC meeting. Also the Chair talked to the City and was told there would be height limitation of fourteen feet from ground level for the pole. She originally proposed a 20 foot pole. Marie wanted to check with the City and was given the name and number of Aaron Sage, City of Vallejo Planner.

10. Upcoming projects/Old Business

- a. **1928 Landmark/Singh**
- b. **7012 Alder Creek/Alex - bat house**

11. HPOA Board report - Chris Brittle

- a. Chris informed the Committee that the updated governing documents have been recorded with the Solano County and are now in effect. The new Articles of Incorporation have also been filed with the Secretary of State.

12. Items for discussion:

- a. **Paint Board.** Marcelline received an email from Kelly Moore that the new color boards would be ready on Friday the tenth.

b. Attendance: Marcelline reviewed the members attendance records and reminded the Committee that they should not miss more that two meetings year. In the event the Chair has a meeting conflict she can request a volunteer to chair or change the meeting date.

c. Chris Brittle requested to become the alternate and Ernest Stockinger is now a full member of the Committee. The HPOA Board will be notified and appoint a new liaison.

13. Future Meetings: The next meeting is scheduled for February 12, 2020/7:00pm

14. Adjourned: 8:15pm