



**APPROVED**  
**Minutes**  
**Hiddenbrooke Architectural Review Committee (HARC)**  
**Zoom Call**  
**Wednesday, March 10, 2021**  
**7:00 PM**

**6:30: The members of the Committee met by zoom for a review of the applications to expedite the review process within the limited time frame**

1. **Call to order:** 7:04PM
2. **HARC Committee Members:** Marcelline Mahern, Chair ( Administrator), Kurt Eleam, Troy Killorn, Ernest Stockinger, Patrick Issacs and Chris Brittle, Alternate
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Mark and Lisa Ligocki, Leslie Dunlap, Erica Von Studnitz, Arlete Rezende, Steve Stinger.
5. **Minutes:** The February 10, 2021 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in November and applicants notified:**
  - a. 2312 Bennington/Wang - nonconforming landscaping ( denied referred to HPOA)
  - b. 1520 Landmark/Concepcion - expand driveway, add walkway, repaint ( requested revision)  
Applicant provided revised plan and paint samples ( approved 5-0 3/10/21)
  - c. 1930 Beltaine/Curry- Comprehensive backyard landscape plan ( approved)
  - d. 2927 Carlingford/Valdes - repaint - ( approved)
  - e. 2850 Thornbury/Foster - Extend time from to replace nonconforming gate (approved)
  - f. 2274 Bennington/Rashid - request complete landscape plan ( agreed)
7. **New Projects or Issues to review:**
  - a. 2850 Thornbury/Foster - replace nonconforming gate ( approved 4-0). Yvette provided photos of the replaced gate. Some of the members were concerned that the gate did not match the rest of the fence as the top was rounded. However after surveying the neighborhood, it was determined that the top of gate was found in other homes in neighborhood and was therefore approved.
  - b. 1306 Misawa/Mendoza - add shed to side yard ( denied/revision 5-0). Mr. Mendoza is applying to add a shed to his very visible side yard. The Chair had requested additional information which he did not provide nor did he attend the meeting. The Committee is concerned with the visibility of the shed and how it will detract from the appearance on a prime corner along Landmark. Therefore the project was denied and a revised plan is requested. He will be asked to: a. label the plans with the setbacks; b. consider moving the shed to the other side of the property; or c. move the shed further back along the side of the property behind existing trees; or d. Plant several large trees along the shed

- to screen its visibility; and e. provide a photo of his house as well as a sample of the color of the shed to match the house.
- c. 7072 Alder Creek/Ligocki - repaint ( approved 5-0). The Ligockis applied to repaint their house and applied paint sample on the house. The Committee was in favor of the palette and approved the application.
  - d. 6154 Ashwell/Dunlap - repaint ( approved 5-0). The Dunlaps submitted an application to repaint their rental property on Ashwell Way. They obtained the approval of the Fairway Villas HOA and was likewise approved by HARC.
  - e. 2368 Langton/Thomas - repaint/stain ( need to see sample on house 5-0). The applicants submitted a proposal to repaint and stain their home. The Chair had previously requested that they provide an actual sample of the stain which they did not. The Committee has no issue with the shade of stain nor the colors for the regular wooden portion of the house, the trim and the garage. However upon viewing the house, the Committee was concerned that the stain would be able to evenly cover all the variations currently on the house. Therefore the applicants will be directed to apply the stain to a portion of the shingles after they have been power washed to verify that the stain chosen will cover the variations.
  - f. 2346 Langton/Von Studnitz - repaint ( approved 5-0). Erica Von Studnitz is seeking the long awaited approval of the colors to repaint her home. She applied a new set of colors to her home and provided a chart with the desired colors and alternatives. The Committee reviewed the current shades and compared them with the previously approved colors. One of the issues is that she switched from Sherwin Williams paint to Kelly Moore and comparable shades had to be determined. The Chair provided samples of the shades in various forms including photos. As a compromise the Committee approved the new Kelly Moore shades for the body ( Hula Girl), the trim ( Eat Your Greens) , the window trim ( Wine Cellar) and the front door ( Red Velvet).
  - g. 2274 Bennington/Rahsid - front yard landscaping - ( revise previous approval or refer to HPOA Board 5-0). A landscape plan had been previously approved with specific conditions back in October, 2020. Unfortunately, the owner ignored the conditions and started work that was not approved. He was informed to stop the work and directed to revise the plan to incorporate the changes made to the original plan. Members of the Committee met with him and his son to specify what could be approved and what was needed. They asked for HARC to expedite the review. The Chair met with the son again and he indicated he would have a revised plan by February 29, 2021 or by the the March 10th meeting. Nothing was submitted. After a spirited conversation, HARC decided to inform Mr. Rashid and son Ahmed that they must comply with the original plan approved October with a few modifications that will be spelled out in a new letter. They will have six months to complete or they will be subject to the strictest fines.
  - h. 8124 Carlisle/Rezende - repaint ( approved 5-0 upon Reflection HOA approval ) The Applicants submitted an application to repaint their house using palettes from the Kelly Moore approved palette booklet with one slight variation for the front door. The Committee approved the application subject to approval from the Reflections HOA.
  - i. 2894 Dominion/Murphy - discussion regarding eight year old front yard approval. Ann Murphy inquired about obtaining approval for a front yard landscape plan that had been approved by HARC eight years ago. The Chair could find a reference for the approval in 2013 minutes but there was no approval letter on file. At the time her fee was waived as she was a new owner. Both Ann the HARC Chair found hard copies of the professionally drawn xeriscape plan. The Chair had informed her that she would have to resubmit the plan to HARC at her convenience and be subject to the current Guidelines. The Committee concluded that she should pay the fee as the original waiver no longer applies and time has been spent doing the research.

**8. Solar applications approved by Chair:**

- a. 2279 Bennington/Rafols
- b. 6521 Deerfield/Geronimo ( pending)

**9. Minor Projects approved by Chair**

- a. 1559 Landmark - repaint front door

**10. Upcoming Projects and Issues:**

- a. 1797 Durrow Court/Sohal - custom house
- b. 6634 Solitude/Morris - rehab backyard
- c. 2302 Broadeigh/Dopp - custom home
- d. 2947 Carlingford/Welsh - repaint

**11. HPOA Board report – Chris Brittle**

- a. The Golf course survey results are posted on the Hiddenbrooke website along with a new Question and Answer piece
- b. The Board is looking for candidates for the June election and will host a candidate orientation meeting. Davis Stirling era election Rules are under review to reduce election costs
- c. Progress in being made with the City on the re-landscaping plans for the parkway.

**12. Other Items for discussion: None**

**13. Future Meetings:** The next meeting is scheduled for: April 14, 2021 at 7:00 PM

**14. Adjourned:** 8:56 PM