



APPROVED

Minutes

**Hiddenbrooke Architectural Review Committee (HARC)
Brookside Room, Hiddenbrooke Golf Club
Wednesday, November 8, 2017
7:00 PM**

1. **Call to order:** 7:00PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator),
Stephne Elliott, Chris Brittle, Kurt Eleam, Tim Moore
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Todd Rogers
5. **Minutes:** The October, 2017 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in October and applicants notified:**
 - a. 6281 NewHaven/Won - landscape front yard. (Pending resolution with OMNI)
 - b. 2926 Carlingford/Rojas - major landscape plan. (approved)
 - c. 2046 Bennington/Cabalquinto - replace front door (approved)
 - d. 1280 Wildwing/St. Julien - removed trees and submitted landscape plan (denied)
 - e. 4087 Summer Gate/Mumford- repaint house (approved)
7. **Solar applications approved by Chair:**
 - a. 3080 Overlook/Kurokawa
8. **New projects:**
 - a. **4154 Sheffield/Hayashida - repaint house. (approved 5-0).** This application was for repainting the house a different color. The applicant had received approval from the Villages HOA. The Committee was in favor of the changes with a few minor exceptions. The Committee will direct the applicant to paint the awning over the front window and the tiny trim over the vent near the roof, the same color as the trim (Virtual Taupe) or the color of the body (Blanched Beige) and not the blue. Otherwise it was approved as submitted.
 - b. **6008 Stonehouse/Rogers - remove gravel and concrete and replace with pavers in back and side yards (approved 5-0).** Todd Rogers submitted an application to remove the concrete and gravel in his back and side yards and replace it pavers subject to regrading and proper installation. The Committee recognized his yard is extremely small and agreed to allow a twelve inch planting border along the fence line as indicated in his appli-

cation and the approval letter from the Fairway Villas approval letter. The Committee approved the project in accordance with the Villas HOA.

- c. **2744 Overlook/Thomas - approve existing pergola. (approved 5-0) . Mr Thomas is in the process of selling his home and was advised to obtain HARC approval for a pergola he added over his patio. The Committee decided that the pergola was attractive and it met all setback and height limitations. It was also confirmed that City of Vallejo permits were not required. The Committee voted to allow the pergola to remain with HARC approval.**
- d. **4087 Summer Gate/ Mumford - revised trim colors. (approved 5-0). Mr Mumford had submitted an application to repaint his house prior to obtaining the Village HOA approval. HARC approved the original submittal however the Villages HOA approved a different color for the trim. Mr. Mumford submitted the new color to HARC and it was approved.**
- e. **4240 Rose Arbor/Bachan - repaint house. (denied 3-2). Mr. Bachan applied to repaint his house in the Villages and obtained their approval. However, the Committee was not in favor of the shade of black proposed for the shutters. The house has a very narrow fascia and the Committee concluded that the black shutters would be over powering on such a narrow surface. They denied the project due the color of the shutters even though they were in favor of the other three colors. However they are directing the applicant to choose a different, softer shade that would tie in the colors in the roof and submit a revision with all the colors.**
- f. **2238 Bennington/Franco - custom home. (discussion). The Chair received a letter from the consulting architect after his review of the plans. He was very critical of the plans and was not inclined to generate a list of inadequacies as he would be redrawing the plans. The Committee made several suggestions of how to respond to the applicant. The Chair will draft a letter and distribute it to Committee for review. Many of the issues raised by the architect are items that are covered in the City of Vallejo permit review and beyond the purview of HARC**
- g. **4171 Summer Gate/Saltberg - confirm previous approval to repaint house (approved 5-0). The Saltzbergs recently purchased this house. The prior owner had received HARC and the Villages to repaint the house in November, 2016. The house was never painted and the new owners want to paint it as previously approved. The applicant did receive approval from the Villages with a recommendation to paint the garage door the same color as the body. This item was not addressed in th original approvals. HARC would prefer to see the garage door painted the same color as the trim and voted to approve both and leave it to the applicant to choose.**

9. Upcoming Projects:

- a. 7245 WillowCreek/Babit - landscape plan
- b. 2343 Lansdowne/Tu - landscape front yard
- c. 2238 Bennington/Franco - custom home

10. Number of items referred to CC&R Manager: four

11. Items from the Audience not on the agenda: none

12. HPOA Board report - Chris Brittle

- a. November meeting changed to 11/13/17
- b. CC&R revision still in planning stages

13. Minor Projects: none

14. Items for discussion:

a. CC&R violations regarding HARC issues; The Committee engaged in a lengthy discussion regarding new approval procedures presented by Chris Brittle to address CC&R violations that

involve HARC related issues. The intent of the proposal is to ensure that HARC related issues do not get lost in the enforcement process and are dealt within a timely manner. The majority of Committee wanted to make it clear that the new procedure would not require HARC to police the Community, believing that responsibility was already covered by the CC&R manager and CC&R Board liaison. It was decided to reduce the amount of time to complete a project to correct a violation to ninety days and other projects would be six months or a time determined at the time of the approval. A method of determining who is in violation will be decided between the CC&R manager and the CC&R liaison who will notify the Chair.

b. **Solar installation violation:** Chris Brittle raised an issue with a solar installation that was approved in 2014 and not subject to current conditions and time frames. The conduit installed on the roof appears to be new and shiny. Although not mentioned in the approval letter it is in violation of section 4.1.7 of the CC&Rs that requires conduit to be concealed. The majority of the Committee was in favor of pursuing the violation with applicant.

c. **December and February HARC meetings:** As been the practice in past years, the Committee decided to cancel the December HARC meeting due to the Holidays and travel plans. In the event an item needs immediate attention, it will be distributed to the Committee members for individual basis. The Chair also informed the Committee that she would not be available the week before the February meeting and requested to change it to February 21, 2018 instead of the 14th.

**15. Future Meetings: January 10, 2018
February 21, 2018**

16. Adjourned: 8:45 pm