

MINUTES (Approved)
Hiddenbrooke Architectural Review Committee (HARC)

Library, Hiddenbrooke Golf Club
Tuesday April 16, 2013

1. **Call to order – 7:14 PM**
2. **HARC Committee Members:** Jamie Clark, Chair, Shannon Elms, Secretary, Jan Elms, Jane McWhorter, Stephne Elliot, Allen Wildermuth (Alternate)
3. **HPOA Board/Other:** Shannon Elms, liaison to HARC and HPOA, discussed the need for rules governing requests for artificial turf. At this time, not enough information available to address proper grades and quality. HARC committee believes standing rules should remain – no artificial turf in front or whole backyards. Only can be used in a side yard for putting green type use. Example: 3015 Overlook done without approval with plastic turf. Photos exemplify bad choice in grade and quality and would never have been approved.
4. **Invited Guests:**
5. **Minutes –** Approval of minutes of March 19, 2013 committee meeting.
6. **Custom Home Applications for approval:** None
7. **Landscape Plan Submittals:**
 - a. Gestuvo, 2020 Bennington Drive. Application to add paver walkway from driveway to side yard fence. Homeowner plans submitted and reviewed by committee – approved. *Jan Elms to write homeowner letter.*
 - b. Welsh, 2947 Carlingford Lane, Cook, 2943 Carlingford Lane. Application to replace mailboxes and shared post. Homeowner submitted granite colored post but feel since shared with neighbor, a black post with the matching black mailboxes would be best. Approved with condition that the new post and mailboxes are replaced in the same place with black post and black mailboxes. *Jan Elms to write letter to homeowner.*
 - c. Hemker, 2811 Thornbury Court. Application to repaint. Repaint entire house, trim and shutters including garage door. Color samples (3) submitted and reviewed by committee, which all agreed would look very nice. Approved. *Jan Elms to write letter to homeowner.*
8. **Status of CC&R Violations:**
9. **HPOA –** Report from Board
10. **Community Forum –** *Anyone wishing to address the Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of HARC may speak now. Each speaker should state his/her name, and address for the record. Each speaker is limited to three minutes. Secretary will track the time.*
11. **Unfinished Business:**
 - a. Carlingford – tear down of room/shed. Last owners never got city permit and has an order from city for teardown and cannot be changed – original owners ignored issue and house has changed hands and is now being rented. Renters requested reconsideration and offered to bring up to code.
 - b. Navarro 148 Beltaine Court – unapproved landscape with italian cypress impede of view for upper neighbor, whom has complained. *Jamie to write letter to Navarro.*
12. **New Business:** 7100 South Hill – small lawn had been taken out and replaced with bark. Homeowners sited multiple times by HPOA for inadequacy. Owner looking for direction. Committee discussed and believe barked areas should be evenly planted with multiple approved plants to enhance the appearance..... not just bordered.

13. **Discussion Items:**

- ¶ Still need person to submit plans to for meeting review. Jan and Shannon Elms suggested they could accept the submittals with the condition that other committee members would handle the drive-bys, observations, measurements, etc. Jamie's input was that it needed to be someone who did not have a full work week and was around to talk with people and stay on top of the issue. Alan suggested HPOA get involved and replace Jamie's position as Landscape Manager.
- ¶ To see complete CC&Rs go to Hiddenbrookeonline.org – property owners – document. There is a need for the current HARC to become familiar with CC&Rs and design guidelines.

14. **Adjourn – 8:22 PM** – Next scheduled meeting Tuesday, May 21st, 2013 at 7:00pm.