

**MINUTES (APPROVED)**  
**Hiddenbrooke Architectural Review Committee (HARC)**  
Library, Hiddenbrooke Golf Club  
**Tuesday May 21, 2013**

1. **Call to order – 7:17 PM**
2. **HARC Committee Members:** Present: Jamie Clark (Chair), Jan Elms (Secretary), Shannon Elms (HPOA Liaison), Allen Wildermuth (Alternate) Unable to Attend: Jane McWhorter, Stephne Elliot
3. **HPOA Board/Other:**
4. **Invited Guests:** Maria Andrews HPOA – submitting plan to HARC
5. **Minutes –** Approval of minutes of April committee meeting.
6. **Custom Home Applications for approval:** None
7. **Landscape Plan Submittals:**
  - a. Bob Robinson – 1225 Wildwing Lane. Homeowner wants to install artificial turf in small shady rear yard. Has submitted a sample, but is open to using different company and style of turf. Sample from Heavenly Greens was not desirable and owner was given a picture of SYNfesque Platinum 351 from a the company SYNlawn and has 10 year warranty. Owner will need approval with the desired quality level and a professional company to do installation. Jan Elms to write letter.
  - b. William & Gloria Lewis – 2308 Bennington Drive. Homeowner was previously cited for violation for installing red bark. In response to violation, homeowner replaced red bark with ginger rock, without first applying for approval. Homeowner cited again, for failing to apply to HARC re rock. Now applying for approval of ginger rocks, after being cited for having installed. HARC would not have approved rock. Drive-by is needed and area should be bark with plantings throughout. Per CC&Rs no large expansive areas without plantings and rock is not a preference. Jan Elms to write letter to homeowner.
  - c. Mark & Chris Anthony – 2218 Bennington Drive. Homeowner wants to add on to home. Extend family room area and bump out living room window to add more space on first floor, and add another bathroom on second floor. Homeowner would also like to add stone veneer on front of home, to wrap around the side before ending. Plans and pictures were submitted and HARC approved but must be submitted to the city. Homeowners know this – Jan Elms to write letter.
  - d. Wright & Cayco -- 2922 Carlingford: Application for 1) side yard retaining wall, and 2) added front to side yard pavers extending existing paver walkway to new retaining wall, and 3) new backyard trellis to match the existing one. Pictures provided but of bad quality. The retaining wall looks to be probably approval from HARC but do not have enough information regarding the method of install (sand vs. concrete) and have no dimensions provided. The trellis will need a plan as to the location, dimensions of width, depth and height. Jan Elms to write letter requesting the additional information.
  - e. Samat - 1199 Song Wood. Application to install security cameras. Picture provided of the camera but no plans provided as to the mounted location(s) on house prior to HARC approval. Generally not a problem for HARC approval. Jan Elms to write letter for additional information.
  - f. Joe Maionchi -- 2566 Marshfield. Application for a pergola in back yard. Jan Elms to write letter that pergola approved but redwood or cedar is not. Need one of the colors designated in the Designer Guidelines.

8. **Status of CC&R Violations:**
9. **HPOA** – Report from Board
10. **Community Forum** – *Anyone wishing to address 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. Artificial Turf Issue: Shannon made report to HPOA at their April 2013 meeting that HARC was not inclined to approve no rules for allowing expanded uses of artificial turf. HPOA president expressed significant dissatisfaction, and countered that HPOA was *directing* HARC to develop some guidelines – not asking for their permission as to whether to do so. HPOA considers the issue to still be outstanding.
  - b. 2909 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 – answer: No as city order can't be changed. Now being fined \$100/mo. and HPOA suggesting \$50/day forthcoming to get leasing agent or current owners to comply to teardown. Maria to get the contact information from Desiree.
  - c. Navarro 148 Beltaine Court – unapproved landscape with italian cypress impedes view for upper neighbor, whom has complained. *Jamie to write letter to Navarro.* – not discussed at 5/21/13 meeting.
12. **New Business:**
  - a. Immediate Need to Fill Landscape Manager Position: Per Shannon's comments at April HOA meeting, HPOA is now well-advised that no existing HARC members are willing or able to replace Jamie Clark's role as HARC Chair and/or Landscape Manager – at least not on purely volunteer basis. HPOA was gracious in acknowledging that there is likely a need to advertise for a paid position, for someone willing to accept, review, and archive plan submittals, respond to homeowner inquiries, send cease and desist letters, as well as approval and denial letters. A proposed job description was circulated, and edited amongst HARC and HPOA members shortly after meeting. Status of efforts to hire are otherwise unknown.
  - b. 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. Jan Elms to do drive-by and/or write letter as to the progress. Not discussed 5/21 meeting.
13. **Discussion Items:**
14. **Adjourned: 8:20 PM** – Next scheduled meeting Tuesday, June 18, 2013 at 7:00pm.