



MINUTES

Hiddenbrooke Architectural Review Committee (HARC)

Garden Room, Hiddenbrooke Golf Club

Tuesday April 15, 2014 – 7:00 PM

1. **Call to order – 7:25 PM – Garden Room**
2. **HARC Committee Members:** Jan Elms (Manager), Shannon Elms, Stephne Elliott, Unable to Attend: Steve Lane, Allen Wildermuth (Alternate)
3. **HPOA Board/Other:** Maria Andrews HPOA
4. **Invited Guests:** Jay from Outdoor Living
5. **Minutes –** Approval of minutes of March 18, 2014 committee meeting. APPROVED
6. **Custom Home Applications for approval:**
7. **Landscape Plan Submittals:**
 - a. **Wong – 2861 Olivewood** – Vendor, Jay from Outdoor Living has submitted application and plan for homeowner for lattice patio cover made of embossed wood appearance on aluminum (samples provided). All members voted approval, but questioned color choice. Jan to do drive by. **Update:** Did drive-by and beige color originally submitted is best choice to match trim of home. Jan wrote letter of approval.
 - b. **Aquino – 1205 Wildwing Ln** – Solar panel System install. Jan had lost mailed plan but homeowner did provide another by email. In the meantime, a proxy vote of HARC members was done and all voted approval. Fee was waived. **Update:** Jan wrote letter of approval for the homeowner.
 - c. **Morton – 1836 Landmark** – Repainting house slightly difference color with shutters and door to remain the same. Sample colors were provided with a 1st and 2nd choice. Jan to do drive-by. **Update:** 1st choice best option. Jan wrote letter of approval with condition to use 1st choice.
8. **Status of CC&R Violations:**
 - a. Heckmann 2039 Bennington – Needs deadline done by June – won't reverse fines if not. Maria to follow with letter to homeowner. **Need update:** Jan did drive-by and looks really bad without completion of new landscape – homeowner in communication with HPOA re: flowers. HPOA has given 60 days (to June 2014) for completion.
 - b. Rayon 1735 Landmark Drive – (see Violations) Has submitted an application and \$50 fee for the construction of a new fence. It had been done prior to approval. Does not match existing fences. Jan to write letter not approving of fence/gate as is. Must add lattice work on top and stain appropriate color. Wider gateway is acceptable. Jan and Steve to do drive-by. Jan did drive-by and does look out of place. Letter was written to correct. Have not heard any response. Update: HPOA is now fining the homeowner as nothing was done.
 - c. Rodriguez – 6048 Stonehouse Dr. – has sent email to Jan and Maria saying completed but HPOA submits it is only ½ done and given 30 days from Judgment. **Update:** Jan did drive-by and it looks nice and as completed as the small yard can be. One side has tree but plants have been planted also, but need growth. Will need to watch for maintenance.
9. **HPOA –** Report from Board –

10. **Former issues:** Need Update and resolution.
 - 1) 6383 Newhaven has all cement back yard; Villa HOA to address?? **Update:** Homeowner has been sent a final letter and next step is a fine.
 - 2) 6371 Newhaven throwing cigarette butts into courtyard – littering; Per Maria – is not going to take to HPOA violations because Villa HOA should handle. Villa HOA to address?
 - 3) 2923 and 2927 Carlingford – rock landscaping a problem. Jan to check on approval or what happened – violations?. Believe one wanted to match rock of neighbor and put in entire parkway and went ahead and did it. Jan wrote letter said don't follow neighbor but OK if heavily planted. Did neighbor go to violation as it looked like they removed all vegetation from rock area. **Update:** Jan did drive-by 2923 and looks to have planted rock parkway but could be more, but does look neat and clean. 2927 has not changed. Jan to send to Maria – the approval with conditions letter sent to 2923.
11. **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.*
12. **Unfinished Business:**
 - a.
13. **New Business:**
14. **Discussion Items:**
 - a. Shannon would like to add some colors to stain approvals and has been researching brands and current selections. Some are very red (this color to be avoided) and some would like to turn in to Ace so they have available for the consumer. Update: Shannon has done research re: current and possible future changes in stain selection – will present. Update: Need more discussion w/HPOA who has written violation letters. Shannon has spoken with ACE and we need coordinate final decisions of colors, brands, and stocking. **Update from HPOA meeting of 5/6/14:** Have asked Shannon to have list of colors, vendors and type to HPOA by May 28th meeting.
15. **Adjourned: 8:06 PM** - Next scheduled meeting Tuesday, May 20, 2014 at 7:00pm.