



**MINUTES (Draft)**  
**Hiddenbrooke Architectural Review Committee (HARC)**  
Library, Hiddenbrooke Golf Club  
**Tuesday September 17, 2013 – 7:00 PM No Quorum**  
**Saturday, September 21, 2013 (Quorum)**

1. **Call to order – 9/17/13 7:10 PM; 9/21/13 4:00 pm**
2. **HARC Committee Members:** Jan Elms, Shannon Elms 9/17/13; 9/21/13 Attending: Jan Elms (Manager), Shannon Elms, Stephne Elliot, Unable to Attend: Jane McWhorter, Allen Wildermuth (Alternate)
3. **HPOA Board/Other:** Maria Andrews attended discussion of 9/17/13
4. **Invited Guests:** In attendance 9/17/13--Ann Murphy 2894 Dominion Way; Heather Markovich 6561 Deerfield, Steve & Carrie Lane
5. **Minutes –** Approval of minutes of August, 2013 committee meeting.
6. **Custom Home Applications for approval:** None
7. **Landscape Plan Submittals:**
  - a. Markovich 6561 Deerfield Drive – Attended prior meeting with drawings of what is anticipated changes to home. HARC wrote letter requesting blueprints/plot plans with dimensions, materials and landscape removals and replacement plants. Homeowner now ready to proceed. [Prior Info: Application for 1) Remove hedges, right side of driveway and replace with Day Lily's; remove hedges under from windows-replace with rosebushes; remove hedge under the gas/elec meter, no replacement; remove 2 of 3 spike plants in front w/no replacement-overgrown and 2) backyard (now just weeds) add stamped concrete in curved outline and both sides of the house and 3) extend the upper deck to the back side of garage and side of house with small hot tub on deck and 4) Construct pergola behind garage with built-in BBQ and countertop under deck and 5) install gas fire pit in center of the yard with a built-in stone/stucco bender wall. Application fee \$50 has been submitted but only rendered drawings of back/side yard remodel. Will need exact construction blueprints submitted for approval by HARC, HOA Summit and City -- Jan to write letter stating future needs prior to approval.] 9/17 and 9/21 – blueprints reviewed and approved. Builder to obtain all city permits. Jan to write approval letter and request permission letters from neighbors.
  - b. Murphy 2894 Dominion Way – Has former approval for landscaping of front/side yards but now wants to paint the house and has color samples for better fit of neighborhood. 9/17 and 9/21 sample color reviewed and approved. Additionally, homeowner stated that prior landscape plans changed slightly to leave the existing lawn and this approved as is preferable. Jan to write approval letter.
  - c. Tran 7028 Alder Creek – Application submitted to include staining fence and future projects of removing grass and cementing in plus adding tan bark like neighbors. Jan sent email re: no approval needed to fence staining but need plot plan/blueprint with dimensions of placed cement as well as correct materials to be used. New homeowner and app fee waived – no fee received. Jan to write follow-up letter requesting needs for future projects.
  - d. M/M Lin 2923 Carlingford Ln – wants HARC approval for rock and landscape that existed in front yard when purchased. ? C&D letter received? Paid fee and says others including neighbor with same rock.



Jan did drive-by and will write letter that rock will be approved only if multiple plantings are done to diminish rock exposure as it is close to 50% of yard with very little shrubs or ground cover. Will give 60 days to complete.

- e. Lane – 2580 Deerfield -plans submitted to put pavers throughout back and side yard. Setback was discussed with variance granted for side yard. Jan did drive-by and home has neighbor only on one side where retaining wall is in place. Fee waived as ownership less than 6 months. At both 9/17 and 9/21 meetings and the back fence setback reviewed and discussed and all agreed to allow variance for back also, as no neighbor to impede a run-off issue since the back of property has downslope of owned property to street. Jan to write letter of approval.

**8. Status of CC&R Violations:**

- a. David Rodriguez, 6048 Stonehouse Dr – Reported in August meeting now going to small claims. Many communications including C&D letter, phone calls and email between HARC and HPOA but no progress is achieved. HPOA handling with violation and small claims. Update: JE met with Owner at HPOA meeting 9/25 and he said he has been to Midtown Nursery and picked plants to install.
- b. 2861 Olivewood – C. Brittle reported work being done and asked if HARC approval. HPOA noted and Jan checked prior plans submitted and nothing. Jan did drive-by and yard cover is a light shredded wood chips, which is free from the city. HPOA to look at as former condition was all weeds and will be further discussed.
- c. Boncato – 5079 Staghorn – ginger rock in whole of front yard with few plants but also has diverse brick and retaining wall materials. HPOA has in violation but not getting much response from owner. Going to fines.

**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. 2909 Carlingford – tear down of room/shed. August meeting reported that photos of proof that foundation was removed. Per HPOA no photos were sent and back into violation fines.
- b. Navarro 1948 Beltaine Court – unapproved landscape with Italian cypress impedes view for upper neighbor, whom has complained. Jan did drive-by and has written letter about removing cypress and trees in upper 2/3rds of hillside to alleviate view obstruction. Email with letter sent to Jason Navarro but no response yet. Jan hand delivered letter to home on 9/17.
- c. Chaudhry 3016 Overlook – Blue accent paint approved by J.Clark but not desirable and complaints. Jan wrote letter and sent by email to James Ellison (son-in-law) who replied saying I need to speak with owner with email address provided. Then forwarded and Tony Chaudhry said Ellison was handling for him but he would respond about the issue soon. Jan met with homeowner who is taking the stance that HARC approved the accent color and he proceeded with his professional painters to complete job. He has letter of approval, consequently his is not going to repaint or change the existing color. Homeowner states that he has neighbors approving of it and will attempt to get signed letters.



12. **New Business:**

13. **Discussion Items – :**

- a. Artificial Turf Issue: Maria Andrews – presented samples of 3 different artificial lawns with SYNLawn. HARC discussed (at 9/17 and 9/21 meetings) and was agreed that turf should be this level of quality, only in back yards and more than 40% of yard to include hardscape and planted setback for the CC&Rs and Design Guidelines.

14. **Adjourned: 8:45 pm 9/17 and 5:15 pm 9/21.** Next scheduled meeting Tuesday, October 15, 2013 at 7:00pm.