



Minutes (APPROVED)
Hiddenbrooke Architectural Review Committee (HARC)
Library, Hiddenbrooke Golf Club
Tuesday November 19, 2013 – 7:00 PM

1. **Call to order – 7:02 PM**
2. **HARC Committee Members:** Jan Elms (Manager), Shannon Elms, Stephne Elliot, Steve Lane,
Unable to attend: Allen Wildermuth (Alternate)
3. **HPOA Board/Other:** Maria Andrews HPOA
4. **Invited Guests:**
5. **Minutes –** Approval of minutes of October 15, 2013 committee meeting. – Approved
6. **Custom Home Applications for approval:** None
7. **Landscape Plan Submittals:**
 - a. Pritchard – 1235 Wildwing Ln - – wants to install solar panels to home. Pictures appear that they will be upper middle of roofline, but in front of home. Work done by Solar City. Pd \$50 fee Letter to be sent for approval.
 - b. Feliciano/Christina 4219 Rose Arbor - wants to remove 2 trees from front yard as landscaper told them they were diseased and branches fall off in wind (safety hazard). Replacing one with a Chinese Pistache and will fill in existing lawn to other area. Gave \$50 back with written approval letter.
 - c. Hayden – 11898 Songwood Rd - submitted plan for solar panels (first confused with Wildwing submittal) so did not have for 11/19 meeting and received a couple days later. Jan communicated with HARC members by email and all solar panels are on rear roof area. **Update:** Letter of approval sent to homeowner and Solar City.
8. **Status of CC&R Violations:**
 - a. 2909 Carlingford tear down room/shed. August meeting reported that photos of proof that foundation was removed. Per HPOA no photos were sent and back into violation fines – still nothing received and HPOA increased fines to \$350/week.
 - b. Navarro 1948 Beltaine Court – backyard was approved but still being fined for bare areas in front yard. Homeowner seemed to be confused as to why. Jan wrote approval letter for backyard and then also addressed the fines for front yard. **Update:** Told her that when she completed the bark or groundcover in front to let HPOA know asap.
 - c. Heckmann – 2039 Bennington – palm trees and banana tree have been removed. Owner has asked for meeting with HARC/HPOA – Maria and Stephne to go to meeting. Update (HPOA meeting) Owner in attendance and Jan to go with Maria for meeting. **Update:** Jan and Maria met with owner discussed overgrowth and suggested Allison Fleck. Homeowner stated he did have upcoming meeting with her and would submit new plan.
9. **HPOA –** Report from Board – Maria told us of getting new number for calls re: complaints, violations. HARC can become a mailbox on the system, which will push through to home phone.
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. Greer -2802 Olivewood – major changes to landscape of front and back yards, to include front concrete, back trees & shrubs, ground cover/lawn, patios/decks and pools/water features. Steve Lane reviewed grading, Stephen reviewed plants but Jan still had issues with storage sheds, pergolas and arbors in view. HARC majority vote was to approve. Update: Jan discussed at HPOA meeting on Dec 4th with concerns. Further email communication with HARC members and all voted to approve based on plan was according to rules of CC&Rs and Design Guidelines. Homeowner was cooperative with responses to questions. Jan wrote letter of approval.
- b. Wright/Sedana – 7216 Willow Creek – Wants to put in patio and level ground and put in retaining wall at 4 ft. and grade upslope and put in steps. Jan sent letter asking for more information but no response from owner.
- c. Uhlich – 5145 Carisbrooke Ln – wants to put short retaining border in front yard around sewer and electrical pads, plus pavers in side yard to lead to back gate. Also wants to use rock (multi0 plus plants to landscape front yard instead of lawn. Jan to do drive-by as pictures don't look good. **Update:** drive by, appearance of retaining wall actually good and homeowner has agreed to vary rock with bark when planting. HARC approved.

12. **New Business:**

- a. Jane McWhorter had to resign as a member of HARC due to health issues.

13. **Discussion Items – June Plan Submittals:**

- a. Artificial Turf Issue: Jan submitted draft to HPOA at Dec. 4, 2013 meeting, with recommended decisions re: installation of artificial turf. Revised/refined rulings to be written into Designer Guidelines.
- b. White picket fences – Village – Need information re: vinyl fencing and write-up to whether will be permitted. **Update:** Jan did research on company with higher grade vinyl (not Home Depot) and submitted a draft write-up to HPOA at Dec 4th meeting for governing rules for Designer Guidelines.

14. **Adjourned: 8:19 PM** - Next scheduled meeting Tuesday, January 21, 2014 at 7:00pm. (December meeting cancelled due to holiday)