



Minutes APPROVED
Hiddenbrooke Architectural Review Committee (HARC)
Library, Hiddenbrooke Golf Club
Tuesday January 21, 2014 – 7:00 PM

1. **Call to order – 7:00 PM**
2. **HARC Committee Members:** Jan Elms (Manager), Shannon Elms, Stephne Elliot, Steve Lane, Allen Wildermuth (Alternate)
3. **HPOA Board/Other:** Maria Andrews HPOA
4. **Invited Guests:** Kurt Heckmann – 2039 Bennington Homeowner
5. **Minutes –** Approval of minutes of November 19, 2013 committee meeting.-- APPROVED
6. **Custom Home Applications for approval:** None – see Discussion
7. **Landscape Plan Submittals:**
 - a. Heckmann – 2039 Bennington – (see Violations) has submitted new landscape plan for approval. Did utilize Allison Fleck for professional assistance. PD \$50 by check – Plan was approved, Jan to write letter and return his plan book. Will not be planting until spring to avoid frost damage and is getting help with irrigation and drip system.
 - b. Hopkins 8364 Bennington Court - submitted an application regarding repainting shutters a darker (blue/black) color, however, painters went ahead with painting unknown to owner (while he was at work). Homeowner still was seeking approval. Jan sent email that he was in violation as it was a drastic change and should not copy neighbors and needed approval first. Then received email saying he didn't like the color and was changing it back to the original blue, which was verified by a drive-by. No need for approval as original color restored.
 - c. Fred & Phyllis Harris – 7288 Willow Creek Circle – Painting of home's trim, doors and shutters. Chosen color samples have been included with application. Pd \$50. Committee approved and Jan to do drive-by, which was done. Painting had already been done – looks nice – Jan to write approval letter.
8. **Status of CC&R Violations:**
 - a. NEW – Markus & Martha Schafer – 1552 Landmark – email received on HARC website re: new owners received letter with \$124.79 fine. Had never received courtesy notice but new owners as of Sept. 2013. Believe past issue with former owners. This has been resolved without fines. Can be removed.
 - b. 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. It was found that they had sent the pictures to Jaime of the removal. Fines to be reversed. Can be removed.
 - c. 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. Steve pulled up house/yard on iPad – all agree looks nice – should rescind fines. Fines will be reversed if no dues are owed. Can be removed.
 - d. Heckmann – 2039 Bennington – palm trees and banana tree have been removed. Owner has asked for meeting wit 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. See #7 – homeowner cooperation and can be removed.

9. **HPOA** – Report from Board – Jan's write-ups for white picket fences in Village and artificial turf has gone out to HPOA members for revisions and approval.

New issues: 1) 6383 Newhaven has all cement back yard; 2) 6371 Newhaven throwing cigarette butts into courtyard – littering; 3) 2923 and 2927 Carlingford – rock landscaping a problem. Jan to check on approval or what happened there.

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. 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. Plan was approved – can be removed.

12. **New Business:**

- a. 2001 Bennington – Mary Lu – fence needed stain/paint and when power washed the fence deteriorated. Now replacing the fence and supposed to exchange to same style, wood, etc. HPOA OK without submitting to HARC.

13. **Discussion Items:**

- a. Drought – expect major cutbacks on watering yards – may lose lawns/plants.
- b. 4228 Wisteria – Yard looks very nice and Jan to do drive-by. HOA approved tree removal.
- c. Custom Home Inquiries – single story vs. 2-3 story; SIPS Structural Insulation Panels; does HARC handle all construction approvals for custom homes? Answer; HARC only approves the design/appearance of house and yard. All construction of the home is city approved.

14. **Adjourned: 8:27 PM** - Next scheduled meeting Tuesday, February 18, 2014 at 7:00pm.