



APPROVED

**Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, February 10, 2016
7:00 PM**

1. **Call to order:** 7:00 pm
2. **HARC Committee Members:** Steven Lane (Chair), Marcelline Mahern (Administrator), Stephne Elliott, Gary Schwenk. Absent: Kurt Eleam and Chris Brittle, alternate was not needed
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Aya Aly
4. **Guests:** Jim Mahern
5. **Minutes:** The January minutes were previously approved and posted
6. **Items reviewed/ approved by HARC Committee last month and applicants notified :**
 - a) 1011 Songwood/Cervantes – requested revision
 - b) 1812 Landmark/Flora – approved repainting of fence
 - c) 4237 Andover/Parker - requested revision
 - d) 2750 Overlook/ McKinney – approved replacing decorative rock
 - e) 2664 Marshfield/Kyu – requested revision
7. **Solar/ Minor applications approved by Chair Steven Lane**
 - a. 4231 Wisteria /Sampayan – solar
 - b. 4071 Summergate/Neri - solar
 - c. 7016 Alder Creek/Medina - solar ending
8. **New projects:**
 - a. **2664 Marshfield/Kyu - replace front lawn (approved 4-0).** Mr. Kyu revised his plan to replace his front lawn with a variety of plants, a retaining wall and rock. He is now retaining a large portion of lawn, eliminating the wall and using bark around plants in the side yard. The Committee was pleased with the revision and thought it was more in keeping with the other homes on his street.
 - b. **4237 Andover/ Parker – replace front side yard (approved 4-0).** The applicant revised the original plan by adding more plants to fill in the sparse areas and provided a drawing indicating the plants coverage after two years. The Committee’s only concern was that she realized that the use of rocks was only to be accents and not used as ground cover.

9. **Upcoming Projects and Issues:**

- a. There are still several projects that HARC had not received any response from after notification. They will be referred to the CC&R Manager: 1011 Songwood/ Cervantes, 8477 Bennington Court/Jose and 5010 Staghorn/Kim
- b. 1961 Beltaine/Sowell is being followed up by the CC&R Manager.
- c. 2381 Pinnacle/ developers. The developers met with Stephen Lane and Marcelline Mahern to determine the possibility of sub dividing a one acre lot. In a subsequent conversation with the City of Vallejo, it was determined that the City would not approve a subdivision that results in custom lots under one acre. Marcelline notified the developer and suggested he contact the City.

10. **Board Reports:** Aya reported the following:

- a. **Fence Maintenance and Repair** - the Board did not approve the changes HARC made regarding fences for the Web page. The members were supposed to provide suggested changes to Aya for a redraft. Aya indicated that she had not received any. The item will be revisited.

11. **Discussion items;**

- a. **Custom Lots** – Marcelline discussed her conversation with the City. Custom lots in Hiddenbrooke are to be at least one acre in size. Previously approved subdivided lots by the City were larger in size and retained one acre lot parcels. There is a 2500 square foot minimum size for custom homes. There is no set maximum size as that is determined by the setbacks and topography of each individual lot.

12. **Future Meetings:** The next meeting is scheduled for March 9, 2016 at 7:00pm .

13. **Adjourned:** 7:28 pm