



APPROVED

Minutes

Hiddenbrooke Architectural Review Committee (HARC)

Garden Room, Hiddenbrooke Golf Club

Wednesday, July 13, 2016

7:00 PM

1. **Call to order:** 7:15 pm
2. **HARC Committee Members:** Steven Lane (Chair), Marcelline Mahern (Administrator), Kurt Eleam, Chris Brittle. Absent: Stephne Elliott and Gary Schwenk
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: none
4. **Guests:** Maria and Bret Andrews, Kathy Woodward, Dennis Mukeady, Daniel Saghafi, Jim Mahern
5. **Minutes:** The June minutes were previously approved and posted
6. **Items reviewed/ approved by HARC Committee in June and applicants notified**
 - a. 2065 Bennington/Thomas/Adolf – repaint house
 - b. 930 Lyndhurst/Duckett – replace two sets of windows with glass doors
 - c. 6654 Chalk Hill/Arquines/Duong – improve back yard
 - d. 4083 Summer Gate/Alonzo – repaint house
7. **Solar/ Minor applications approved by Chair Steven Lane**
 - a. 2520 Marshfield/Schwarb - solar
 - b. 5116 Carisbrooke/Leonard - solar
8. **New projects:**
 - a. **6536 Ravenswood/Woodward – improve backyard (approved 4-0)**

The applicant requests approval to install landscaping and a concrete patio in her backyard that was never previously improved. As a new owner she was anxious to get started as soon as possible to enjoy the nice weather. Her neighbor helped her create a landscape plan which included raised planter beds around the perimeter of the yard, a nice sodded area and stamped concrete patio. The Committee was in favor of the project with a few conditions as follows: a. add more plants to the side planted areas, use five gallon plants where possible to achieve a 60% percent coverage in two

years; b. work with the president of the Summit HOA to determine the layout of the sidewalk outside the fence leading to the gate; and abide by any conditions applied by the Summit HOA which will be included in Summit approval letter to be provided to HARC.

b. 1400 High Gate/ Saghafi – add glass sun room to rear of the house. (approved 4-0)

The applicant who was represented by her grandson, Daniel applied to add a manufactured glass sunroom. The addition was nice in appearance and met all the setbacks. The Committee was in favor of the project with no conditions.

c. 1271 Landmark/Johnson – repaint house (denied 3-1).

The Johnsons contacted both HARC and the CC&R manager to determine if they needed approval to repaint their home the original color. They represented that their painting contractor was going to take a chip from behind the house number fixture and match it to determine the color. They were informed by both a representative from HARC and the CC&R manager that if they did that, they did not need to submit an application. Unfortunately when the house was painted it was an extremely dark shade of gray and was not consistent with other homes in the neighborhood. The applicant expressed surprise at the color and was told the primer made it so dark. The majority of the Committee felt the applicant should have stopped the contractor when it was apparent the color was so severely different. They furthered believed that there was no evidence that the house was ever a grey tone and the contractor must have taken a chip of the primer under the fixture. The Committee is recommending that the applicant either submit an application with a new color more in line with the neighborhood and repaint the house or appeal HARC's decision to the HPOA Board. Maria Andrews, a Board member who was present will place this project on the agenda of next week's closed session of the Board meeting on July 20, 2016.

9. Upcoming Projects and Issues:

- a. **2300 Bennington/ Croft** – nonconforming fence

10. Board Reports: none

11. Discussion items:

- a. Artificial turf in front yards. The Committee decided to revise the guidelines with stricter requirements. Chris Brittle is to obtain additional information regarding the quality of the product.
- b. The Committee decided that in the future if Board approval was being requested that a HARC member would attend the HPOA Board meeting to present the request.

12. Future Meetings: The next meeting is scheduled for August 10, 2016.

13. Adjourned: 8:30 pm