



MINUTES
Hiddenbrooke Architectural Review Committee (HARC)
Library, Hiddenbrooke Golf Club
Tuesday OCTOBER 15, 2013 – 7:00 PM

1. **Call to order – 7:00 pm**
2. **HARC Committee Members:** Jan Elms (Manager), Shannon Elms, Stephne Elliot, Steve Lane, Unable to attend: Jane McWhorter, Allen Wildermuth (Alternate),
3. **HPOA Board/Other:** Maria Andrews, HPOA Liaison
4. **Invited Guests:**
5. **Minutes** – Approval of minutes of September, 2013 was done post-meeting
6. **Custom Home Applications for approval:** None
7. **Landscape Plan Submittals:**
 - 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. It is possible that grading may be changed. Steve Lane reviewing prior to meeting and found no significant problems with plan. Plantings included bamboo and bird of paradise which are not a desirable selection. Jan to write letter asking for further clarification on wood sheds, height of arbors, plants, and measured distances.
 - b. Franklin – 8186 Carlisle Way – Homeowner would like to install solar panels on roof of home. Work to be done by Solar City. Statement enclosed from the company stating they will obtain all city permits and approval. Plan has been submitted to Reflections HOA. HARC has approved but need HOA agreement. Jan to write approval letter.
 - c. Wong (David Green) 7024 Alder Creek – Wants to install locking mailbox with dimensions of 15”H x 11.5” W x 18” depth. It will be black in color on existing post pedestal but does not match neighbor. HARC has approved – Jan to write letter.
 - d. Michael Wright (Isolde Sedana) – wants to put in patio and level ground, put in retaining wall at 4 ft. and grade upslope and put in steps – also wants to to renew existing wall and possible new retaining wall (need height of all walls if city approval needed).
 - e. 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 and wants to use rock (multi) 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.
 - f. Stribling – 2842 Olivewood – Bark instilled in yard – looks like no plantings. Jan to write letter suggesting planting(s) to enhance the yard appearance.
 - g. Steinberg – 6524 Deerfield – Wants to replace decorative rock around plantings with mountain granite – fee waived board approved. Has been approved by HOA and HARC approved – Jan to write approval letter.

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

a. 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. Per HPOA, all has been approved and can be removed from list.

b. 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. Jan had phone conversation and told her that fines would continue until fixed. Update: Owner has redone the yard with bark and plants and removed the crumbling red brick wall. Can be removed from list.

1. **HPOA** – Report from Board

2. **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.*

3. **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 – still nothing received.

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. Update: Jan met with Owner and viewed back yard which is done in Japanese garden-type setting. Very nice and homeowner said she would submit signed statement saying it will not grow over fence (lower line) and she has neighbors view in mind with planting and maintenance. Update; letter received by Jan and copy to Kevin Smith.

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. HARC must accept homeowner's position and this issue will be removed from list.

d. 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.

4. **New Business:**

Steve Lane has been appointed as a member of HARC – welcome as he has architectural experience and a great addition to our group.

5. **Discussion Items – :**

a. Artificial Turf Issue: Maria Andrews – presented samples of 3 different artificial lawns with SYN Lawn. HARC and HPOA agreed that turf should be this level of quality, only in back yards and not more than 40% of yard to include hardscape and planted setback for the CC&Rs and Design Guidelines. Jan to get more info from SYN Lawn and do write up for CC&Rs and Designer Guidelines.

6. **Adjourned: 8:45 pm.** Next scheduled meeting Tuesday, November 1, 2013 at 7:00pm.