



**APPROVED**

**Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Garden Room, Hiddenbrooke Golf Club  
Wednesday, November 11 , 2015  
7:00 PM**

1. **Call to order:** 7:02 pm
2. **HARC Committee Members:** Marcelline Mahern ( Administrator),  
Stephne Elliott, Kurt Eleam, Gary Schwenk, Chris Brittle  
Absent: Stephen Lane
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Aya Aly
4. **Guests:** Margaret and Larry Seamers, Mr & Mrs. Wu, Dennis Frazier, John Venegas
5. **Minutes:** The October 14, 2015 minutes were previously approved and posted
6. **Items reviewed/ approved by HARC Committee and applicants notified :**
  - a. 2913 Carlingford/Landrito – replace lawn
  - b. 6588 Deerfield/Parangan – install patio
  - c. 1544 Landmark/DiMaggio – add dry creek bed - solar
  - d. 4048 Nottingham/Plagman – repaint house
  - e. 6584 Deerfield/Ryan – paint house – deferred to Summit HOA
  - f. 2339 Braodleigh/Lastrella – add outdoor kitchen, bath and water tanks
  - g. 274 Olivewood/Ami Gan – 1012 sf addition
7. **Solar/ Minor applications approved by Chair Steven Lane**
  - a. 1718 Landmark/ Bundy – solar
  - b. 7296 Willow Creek/Bowlin – solar
  - c. 2267 Bennington/Samonte – solar
  - d. 2009 Bennington/Singh – replace mailbox
  - e. 2938 Carlingford/Peterson – solar
  - f. 2005 Bennington/Beutran – replace mailbox
8. **New projects:**
  - a. **1775 Landmark/Seamers – Request to replace front windows ( approved 5-0)**  
The Seamers had contacted the Chair to inform HARC that they were replacing their front windows due to water leaks. The original manufacturer went out of business so they are having the windows custom made. The new windows will be **exactly** like the existing windows. They

produced photos and a drawing. The Committee voted to approve the replacement even though they determined that a submittal was not necessary and waived the fee.

**b. 5078 Staghorn/ Land – Amending previous approval to move fence – ( approved 5-0)**

The applicant requested approval to amend her prior approval for yard improvements. Her request is to move the existing fence 35 inches toward the front to give added room to store her trash receptacles. There will be no change in the appearance from the street.

**c. 1300 Wildwing/ Wu - Replace lawn with ground cover or plants ( requested revision)**

Mr. Wu wants to remove his lawn due to the drought and a reoccurring problem with gophers. He submitted several plans. The Committee felt that all of his options were too linear and requested that he revise his plan with the help of a professional nursery. The Committee could not advise which plants would correct his gopher problem nor what was the best product to prevent gopher holes. His plan also did not include an irrigation plan. The Committee understood the plan included removing the existing lawn in order to accomplish the proposed work. However before commencing any work, a revised plan is to be submitted to the HARC Administrator for review and action by the Committee.

**d. 1555 Landmark/ Frazier – correct nonconforming gate – ( approved 5-0)**

Mr. Frazier had to hire another fence contractor to correct his nonconforming gate and wanted direction to enable him to keep as much of his gate as possible. He will remove the top of the gate and add the lattice to match the existing fence. The Committee further instructed him to frame the front of the gate to match the horizontal and vertical slats on the fence. He agreed

**e. 7004 Alder Creek/Venegas – improvement back yard – ( approved 5 -0)**

Mr. Venegas is proposing to add an interlocking paver patio, artificial turf and a firepit to his back yard. The new area will cover 90% of the flat land yard but is well within the guidelines due to planted embankments surrounding the yard. He presented a sample of the turf and it is keeping with other approved product. He will consult a nursery for advice regarding adding two trees as a wind baffle.

**f. 6572 Deerfield/ Williams – repaint house - ( approved 5-0)**

Mr. Williams is repainting his home himself. He took a sample of his existing color to Home Depot to match. Upon applying the paint it was brought to his attention that the color was different and he was directed to obtain Summit HOA and HARC approval. The Summit HOA approved the color as it was in same spectrum. HARC likewise approved the paint as it was not significantly different and voted ( 4 – 1) to return his check.

**9. Upcoming Projects and Issues:**

- a. 1011 Songwood/ Cevantes – added concrete
- b. 2618 Marshfield/Sandhu – add third garage
- c. 8477 Bennington/ Jose – add artificial turf
- d. 2656 Avocet – Pletchay – paint garage door different color
- e. 1887 Landmark/Mendoza – solar
- f. 3044 Overlook/Moore - solar

- 10. Board Reports:** Aya indicated that the Board is still waiting on the revised fence colors. She also requested that all correspondence to the CC&R Manager have the same subject information: address, name and description which makes filing on the server easier. A discussion regarding waiver of fees was reviewed from last month's HARC meeting.

**11. Discussion items:**

- a. **Fence colors** – The Committee decided to retain the colors that are currently on the webpage and add the stains as indicated in samples provided by ACE Hardware. Stephen and or Marcelline will attend the closed session of the next Board meeting to present the recommendations to the Board and update the webpage. In the meantime, Chris Brittle is requesting that the CC&R manager send letters to residents who are not in compliance with the current approved colors. Once the webpage is updated, it is further recommended that only HARC make any additions or changes.
  
- b. **Waiver of fees** – The Committee reviewed the current practice being applied for waiving fees:
  - a. Minor projects that do not require full committee review, i.e. replace mailbox
  - b. All solar projects
  - c. Artificial turf additions that replace existing lawns only and meet the guidelines
  - d. Repairs that do not involve significant change to a residence exterior appearance.
  - e. Removal of non-city dead trees
  - f. Clotheslines that cannot be seen from the street or neighbors.
  - g. Projects determined at the discretion of the Chair
  
- c. **Artificial Turf in front lawns** – The committee will discuss again when the Chair is present

12. **Future Meetings:** The next meeting is scheduled for January 13, 2016 at 7:00 pm .

13. **Adjourned:** 8:35 pm