



**MINUTES (APPROVED)**  
**Hiddenbrooke Architectural Review Committee (HARC)**  
Library, Hiddenbrooke Golf Club  
**Tuesday June 18, 2013**

1. **Call to order – 7:11 PM**
2. **HARC Committee Members:** Present: Jamie Clark (Chair), Jan Elms (Secretary), Shannon Elms (HPOA Liaison), Stephne Elliot Unable to Attend: Jane McWhorter, Allen Wildermuth (Alternate)
3. **HPOA Board/Other:**
4. **Invited Guests:**
5. **Minutes –** Approval of minutes of May, 2013 committee meeting.
6. **Custom Home Applications for approval:** None
7. **Landscape Plan Submittals:**
  - a. Wilson & Garret 6532 Ravenswood Court. Homeowner wants replace existing plants in front yard (Flax-overgrown, could be safety issue) with rose bushes. APPROVED and Jan Elms to write letter.
  - b. Hines & Callanta– 6516 Deefield Dr. Homeowner wants to build a staircase from existing back porch to gain access to the back yard. Will use design materials and drawn plans submitted using NorthCal Construction Co. HARC has approved – city approval and permits will be necessary. Jan Elms to write letter to homeowner.
  - c. Bycott – 2365 Lansdowne Place. Homeowner wants repaint entire house. Color scheme samples submitted and HARC approved. Jan Elms to write letter.
  - d. Markovich – 6561 Deerfield Drive: Application for 1) Remove hedges, right side of driveway and replace with Daylily's; remove hedges under from windows-replace with rosebushes; remove hedge under the gas/elec meter, no replacement; remove 2 of 3 spike plants in front w/no replacement-overgrown and 2) backyard (now just weeds) add stamped concrete in curved outline and both sides of the house and 3) extend the upper deck to the back side of garage and side of house with small hot tub on deck and 4) Construct pergola behind garage with built-in BBQ and countertop under deck and 5) install gas fire pit in center of the yard with a built-in stone/stucco bender wall. Application fee \$50 has been submitted but only rendered drawings of back/side yard remodel. Will need exact construction blueprints submitted for approval by HARC, HOA Summit and City -- Jan to write letter stating future needs prior to approval.
  - e. Van Dam – 5046 Staghorn Dr - 1)Put in walkway through front yard with stairs and put in a lawn and 2) Back yard – remove planter/fountain area and replace with built-in BBQ of stone to match stone of house. 3) Side yard put in 4 ft. walkway and replace stepping stones and 4) wants to concrete entire back yard (can not be approved) as some planting bed is necessary. Jan Elms to write letter, as specific plans/dimensions (blueprint) are needed. Jan to do drive-by to view expanse of suggested projects.
8. **Status of CC&R Violations:**
9. **HPOA –** Report from Board
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. Artificial Turf Issue: Shannon made report to HPOA at their April 2013 meeting that HARC was not inclined to approve no rules for allowing expanded uses of artificial turf. HPOA president expressed significant dissatisfaction, and countered that HPOA was *directing* HARC to develop some guidelines – not asking for their permission as to whether to do so. HPOA considers the issue to still be outstanding.
- b. 2909 Carlingford – tear down of room/shed. Last owners never got city permit and has an order from city for teardown and cannot be changed – original owners ignored issue and house has changed hands and is now being rented. Renters requested reconsideration and offered to bring up to code – answer: No as city order can't be changed. Now being fined \$100/mo. and HPOA suggesting \$50/day forthcoming to get leasing agent or current owners to comply to teardown. Maria to get the contact information from Desiree.
- c. Navarro 148 Beltaine Court – unapproved landscape with Italian cypress impedes view for upper neighbor, whom has complained. *Jamie to write letter to Navarro but forgets* – discussed at 6/18/13 meeting, Jamie to complete.

**12. New Business:**

- a. Immediate Need to Fill Landscape Manager Position: Jan has submitted an email to HPOA expressing interest in the position. There is also one other application. Jamie to make recommendation for Jan. Jamie's last meeting will be 7/16/13.

**13. Discussion Items – May Plan Submittals:**

- a. Bob Robinson – 1225 Wildwing Lane. Homeowner wants to install artificial turf in small shady rear yard. Jamie is working for homeowner with their plans and will oversee quality and installation.
- b. William & Gloria Lewis – 2308 Bennington Drive. Homeowner was previously cited for violation for installing red bark. In response to violation, homeowner replaced red bark with ginger rock. Jan did drive-by and feels the rock looks nice and alleviates the problem with wood chips washing away on the major slope of property. Jan Elms to write letter to homeowner that rock is OK but no more can be added and plantings must be done in the existing area to minimize the solid rock expanse.
- c. Samat - 1199 Song Wood. Application to install security cameras. Jan Elms wrote letter for additional information for placement but got no response.
- d. 7100 South Hill – small lawn had been taken out and replaced with bark. Homeowners sited multiple times by HPOA for inadequacy. Owner looking for direction. Committee discussed and believe barked areas should be evenly planted with multiple approved plants to enhance the appearance..... not just bordered. Jan Elms to do drive-by and/or write letter as to the progress. Not discussed 5/21 meeting

**14. Adjourned: 8:35 PM** – Next scheduled meeting Tuesday, July 16, 2013 at 7:00pm.