



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, September 13, 2107
7:00 PM**

1. **Call to order:** 7:00PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator),
Stephne Elliott, Chris Brittle, Kurt Eleam, Tim Moore
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Andy Phillips and Diane Matlock, Gilbert Solorio and Troy Killorn, Mel Lord-LLoyd
and Mark and Kimberly Thomas and their architect.
5. **Minutes:** The August 2017 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in August and applicants notified**
 - a. 2841 Thornbury/Audal - add gazebo - approved
 - b. 5046 Staghorn/ Van Dam - add rock bed - denied
 - c. 1527 Landmark/Menzel- replace lawn and add steps. - approved
 - d. 6671 Chalk Hill/ Lopez - repaint house - approved
7. **Solar applications approved by Chair**
 - a. 5112 Carisbrooke/Abulencia
 - b. 2938 Carlingford/ Peterson
 - c. 2046 Bennington/Cabalquinto - pending
8. **New projects:**
 - a. **2017 Bennington/ Phillips** - improve landscaping of front yard (approved 5-0)
The applicant and his wife presented a comprehensive plan to upgrade the landscaping
of their front yard. The grass portion is to remain but the borders would be greatly en-
hanced with a variety of approved plants. The Committee was more than satisfied with
the plan and approved as submitted.
 - b. **6281 Newhaven/Won** - requested approval of landscape work that was already com-
pleted without approval. The landscaping contained many elements that are not allowed
in Hiddenbrooke and her application was denied (5-0).

- c. **6182 Ashwell/Venezuela - landscape small strip along curb. (approved 5-0)**
The applicant submit plan to fill in the area along the curb that included a variety of plants and not only bark which is the current condition.
- d. **7236 Willow Creek/Solorio/Killorn - landscape and repaint. (approved 5-0).** The applicants are new owners and wish to greatly improve the appearance of the house. The plan is to remove the current yard which is mostly barked and plant the area with sod with a border of boxwood and other plants. The Committee agreed that the plan would definitely enhance the yard and approved the application. They also applied to repaint the house a neutral khaki color with cream trim and red shutters and trim. The Committee suggested that they paint the pop out trim in the cream which they agreed to do. The Committee also had concerns about the red shutters, etc and suggested they consider a different shade of rust or brown. If they decide to use a different color they will notify the Chair for the file. The Committee approved the project subject to the modifications.
- e. **3003 Overlook/Lord-LLOYD - replace landscaping of front and side yards. (revision)**
The applicant submitted his application at a late date and therefore was unable to provide all the information that is required. The Committee was in favor of some of the elements of his plan but wanted more detail regarding the the types of plants or ground cover proposed especially along the very long area along Carlingford. They requested a revised plan to be submitted to the Chairperson, Mahern that addresses the items raised by the Committee. A letter indicating said items will be provided to the applicant. Upon receipt of the revised plan, the Chairperson will determine if it is acceptable and obtain approval via email in order to prevent further delays.

9. Upcoming Projects and Issues:

- A. 2936 Carlingford Rojas - new landscape plan for front yard. This application was received too late for a formal review but the Committee did take a preliminary look and listed some additional information that is needed. A letter will be sent to the applicant so she can include them for a review at the October meeting.
- B. 2300 Bennington/Crisp - postponed
- C. 1601 and 1607 Landmark - no updated submittal
- D. 2238 Bennington/Franco - no updated submittal - Marcelline to check on status with the City
- E. 2318 Pinnacle Point/Thomas - The new owners of this lot attended the meeting to obtain information on how to apply for approval for a custom home. A brief description was given but their information was given to the Chair who will follow up.

10. HPOA Board report - Chris Brittle

- a. Chris informed the Committee that the Board is considering updating the CC&Rs and that will involve updating items relating to HARC.

11. Minor Projects:

- a. 8128 Carlisle/ Wilson - repaint house trim
- b. 4192 Summer Gate/ Torres - repaint house same with minor exception

12. Items for discussion:

- a. **The Completion reports - used by CC&R manager to verify violations are corrected. The Committee discussed shortening time allowed to complete projects that satisfy a violation correction**

13. Future Meetings: The next meeting is scheduled for: October 11, 2017

14. Adjourned: 8:29 pm

