



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Brookside Room, Hiddenbrooke Golf Club
Wednesday, January 10, 2018
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:** none
5. **Minutes:** The November 8, 2017 minutes were previously approved and posted. HARC did not meet in December.
6. **Items reviewed by HARC Committee in November and applicants notified**
 - a. 4154 Sheffield/Hayashida - repaint house. Approved
 - b. 6008 Stonehouse/Thomas - remove concrete and replace with pavers. Approved
 - c. 4087 Summer Gate/Mumford - repaint house. Approved
 - d. 4240 Rose Arbor.Bachan - repaint house. Denied
 - e. 4171 Summer Gate/Saltzberg - confirm previous approval to repaint. Approved
7. **Solar applications approved by Chair:** none
8. **Minor Projects approved by Chair**
 - a. 1316 Misawa/Elliott - replace front door
9. **New projects to review**
 - A. **4200. Summer Gate/Balsham** - remove and replace tree in front. (approved 5-0)
Mr. Balsham applied to remove an aging maple tree with a Butterfly Japanese Maple tree. He obtained approval from the Villages HOA. He will be reminded to check with the City of Vallejo regarding a permit to remove a tree.
 - B. **7245 Willow Creek/Babitt** - landscape plan for front yard. (approved 5-0). The applicant submitted a plan to replace the bark she installed over the front yard . The plan pro-

vided for replacing the bark with sod and a row of plants. The Committee agreed that this would be a big improvement and approved as submitted.

C. 1280 Wildwing/St. Julien - revised landscape plan. (approved 5-0). Ross St. Julien previously submitted a landscape plan that was incomplete. He submitted a new that indicated the type and size of the plants at maturity. The plan was approved.

D. 930 Lyndhurst/Duckett - a plan to add planter boxes and a shed to the back yard and confirm previous approval to replace windows with doors. (planters and shed denied 5-0) (new doors approved 5-0). Mr. Duckett is proposing to add several planter boxes cut into an embankment along his side and back yard. He provided a diagram that was not to scale and did not indicate the dimensions. The Committee was concerned that the embankment could erode and needed clarification as to whether multiple retaining walls were to be included. The Committee will need a revised plan that provides all the information required. Additionally the applicant wants to add a storage shed to the back yard close to the back fence. It appears he has already created a pad for the shed. However, his property abuts the golf course and requires screening which was not shown. It was unclear from the plan if the shed met the required setbacks and definitely did not include any provisions for screening. The Committee also believed that the shed is too large for the size of the yard and will ask him to consider another location in the yard or a smaller structure. It also needs to be painted the same color as the house. On a positive note the Committee confirmed a previous approval to replace rear windows with glass doors.

E. 1559 Landmark/Millan - replace grass with decorative stones in a small area in the back yard. (approved 5-0). The applicants have an irregular lawn area in their back yard. They are requesting approval to replace the lawn area with decorative stone that will be surrounded with plants. The Committees felt the area was small and inconspicuous and therefore approved the change. However the Committee suggests they choose another type of stone or decomposed granite that is more attractive.

10. Upcoming projects

- a. 2238 Bennington/Franco** - custom home. The applicant's designer will attend the February meeting with the revised plans.
- b. 2343 Lansdowne/ Tu** - landscape plan for front yard

11. HPOA Board report - Chris Brittle

a. Chris reported that the HPOA Board will be considering reviewing the CC&Rs in hopes of updating the documents to be more relevant to current codes and practices and to be more user friendly for the residents. The review would require an expenditure to hire legal counsel. Stephne Elliott expressed her desire to see the community at large involved in any update.

12. Items for discussion:

- a. Marcelline informed the Committee that a newsletter will be published and HARC is to provide an article. The Committee gave some suggestions and it will be submitted next week.
- b. Tim Moore raised his concerns about deteriorating stone fence pillars that are prevalent throughout the community. The pillars support the wrought iron fences along the properties that abut the golf course. Many of the bases are eroding which can lead to fallen fences and an unsightly condition. Tim would like to see the Board be more aware of the potential impact on the community. The Chair agreed to add it as a discussion item for our next meeting.

13. Future Meetings: The next meeting is scheduled for: Wednesday, February 21,2018

14. Adjourned: 8:17 PM

