



**APPROVED**

**Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Zoom Call  
Wednesday, June 10, 2020  
7:00 PM**

1. **Call to order:** 7:00PM
2. **HARC Committee Members:** Marcelline Mahern, Chair ( Administrator), Troy Killorn, Christime Fitzgerald, Kurt Eleam, Ernest Stokinger. Chris Brittle, alternate
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Brenda and Ed Frey ( no sound), Brandi Aguilar and husband, Erica von Studnitz
5. **Minutes:** The May 13, 2020 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in May and applicants notified**
  - a. 2274 Bennington/Rashid - discussed revised plan for June
  - b. 2201 Bennington/Berrara - rehab back yard. ( approved)
  - c. 5027 Staghorn/Mazutis - rehab front yard ( approved)
  - d. 1349 Wildwing/Evans - add shed ( approved )
  - e. 7271 Willow Creek/Martinez - add exterior lighting ( approved)
  - f. 2630 Marshfield/Quilatan - replace gazebo ( approved)
  - g. 2318 Pinnacle Point/Ponder.Thomas - update
  - h. 6671 chalk Hill/Lopez - rehab back yard ( approved)
  - i. 2733 Carlingford/Cooper - ( request sample on house)
  - j. 6521 Deerfield/Xiang - repaint trim rehab back yard ( approved)
  - k. 2346 Langton/von Studnitz - repaint/landscape ( no info)
7. **New Project for Review**
  - a. 5066 Staghorn/Frey - repaint ( requested revised color for body)  
The Freys applied to repaint there house in a more contemporary palette. However they chose a very dark grey with light grey garage door and shutters, Swiss coffee trim and a red door. After discussing the shade of grey, the Committee voted to request that the Freys choose a slightly lighter shade from the color combinations they provided. Unfortunately the Freys were unable to connect to the zoom audio and did not hear the discussion. The Chair called them after the meeting and they agreed to take a look at the recommended color and let HARC know if that is acceptable. If not they have to

provide a sample of the color. Subsequently they choose the recommended lighter shade of Platinum Granite.

- b. 1551 Landmark/ Aguilar - construct 71 foot long retaining wall, add artificial turf and repaint trellis ( approved 5 - 0).

#### Retaining Wall/Driveway/sidewalk

The applicants received a cease and desist order because they started construction of a 71 foot long and 3 foot high retaining wall without HARC approval. The work was halted and they submitted an application along with photos and an inspection report from Behnamnia Home Inspections. The report described the construction of the wall, the compact nature of the dirt and the drainage system. The report concluded that the wall was structurally sound, did not support a surcharge and it did not need further City inspection and engineering. The applicants represented that the wall might appear higher than three feet but part of the wall would be below the surface. Members of the Committee were satisfied that there were no structural issues and voted to allow them to continue the work. The area that was the most problematic was the addition of concrete along the side of the driveway and the creation of a new sidewalk. Although the new concrete did not exceed the limit allowed in the Guidelines, it will result in a larger than normal expanse of concrete. The Committee took into account that the new concrete at the base of wall would help ensure its stability. It might look worse if they had to leave an open area for plants and then pour a sidewalk. Because a tree will remain at the entrance to the driveway, it will not be possible to park cars on the new section. The approval will include a condition that no part of a car will be allowed on the new concrete. It is only to function as a sidewalk for pedestrians. The new area of concrete is common on Landmark. The applicants will provide a diagram of the new area to HARC for their file. The applicants plan on covering the upper portions of the embankment with bark. It was suggested that they consider adding ground cover to the hill to provide some vegetation but it was not mandated.

#### Artificial Turf:

The applicants also applied to add a 200 square foot section of artificial turf to their very sparse back yard. The turf product came close to meeting the guidelines. They will have it installed to meet the manufacturer specifications including a barrier to prevent the mole problem. They agreed to mitigate any damage to their neighbors property caused by the water runoff as the drainage rate did not meet the Guidelines. It was also suggested that when possible to add plants and shrubs around the section of turf at least along the back between the fence and the new artificial lawn.

#### Trellis:

The trellis covering their existing patio is in need of paint and they applied to repaint have it repainted white the same as existing. That was also approved.

- c. 2346 Langton/Von Studnitz - backyard pool ( concept approved). Erica notified the Committee on the day before the meeting that she would be attending the zoom call to discuss her landscape plans including a lap pool. When she first introduced the project in February she provided a set of plans but did not include a materials board or photos of what she was proposing. At that meeting she wanted to concentrate of the front yard so little attention was paid to the backyard and pool. She was sent a letter describing the additional information needed to obtain approval for the front yard. Subsequent to that meeting and in the throws of the shutdown, she decided to change her focus to the back yard and pool. However she maintained that she could not provide any materials as she did not have a signed contract and businesses that could provide sampled were closed. She had been notified to join the May HARC zoom call but never responded. Now she is anxious to move forward with her project. She is proposing a 50' x 8' lap pool with an 18" raised lip. The pool will range from three to five feet deep. She had eliminated at the fire pit and spa that were on the original plan. She also propose to rehab an existing

fountain to the left of the pool and replace an existing trellis with a gazebo. The variety of plants on the plan are acceptable. The pool meets the required setbacks. Without photos or samples of the materials she is proposing, the Committee voted to only approve the concept of a lap pool with a raised lip so she can sign a contract, Before she starts any work she is to provide the information requested by the the Committee to obtain HARC approval of this portion of the project.

8. Minor and solar Projects approved by Chair
  - a. 2559 Shade Tree/Schussel - removed diseased pear tree
  - b. 1504 Landmark/Nash -replaced windows
  - c. 3044 Overlook/Moore - repaint trim
  - d. 1928 Landmark/Singh - solar
  - e. 1100 Songwood/Meglia - repaint same
9. Upcoming Projects and Issues:
  - a. 2318 Pinnacle Point/Ponder/Thomas - custom home
  - b. 2274 Bennington/Rashid - front yard landscape plan
  - c. 6178 Ashwell Way/Smith - extend second story deck
  - d. 2346 Langton/Von Studnitz - repaint/back yard
10. HPOA Board report - Chris Brittle
  - a. After shutdown the HPOA Board is starting to enact violation procedures and new fines
  - b. Annual Meeting moved to July. No in person HPOA board meeting in June.
11. Items for discussion: none
12. Future Meetings: The next meeting is scheduled for: July 8, 2020/7:00pm
13. Adjourned: 8:00pm