



**Minutes**  
**Hiddenbrooke Architectural Review Committee (HARC)**  
**Garden Room, Hiddenbrooke Golf Club**  
**Wednesday, October 11, 2017**  
**7:00 PM**  
**APPROVED**

1. **Call to order:** 7:03PM
2. **HARC Committee Members:** Marcelline Mahern, Chair ( Administrator),  
Stephne Elliott, Kurt Eleam, Tim Moore. Absent: Chris Brittle
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle, absent
4. **Guests:** Manuel Cabalquinto, Cathy and Carl Rojas
5. **Minutes:** The September, 2017 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in September and applicants notified:**
  - a. **2017 Bennington/Phillips - landscape front yard** Approved
  - b. **6281 Newhaven/Won/Kang - landscape front yard.** Denied
  - c. **6182 Ashwell/Venezuela - landscape curb strip.** Approved
  - d. **7236 Willow Creek/Solorio/Killorn - landscape and repaint.** Approved
  - e. **3003 Overlook/Lord-Lloyd - landscape front and side yards.** Approved
7. **Solar applications approved by Chair**
  - a. **2046 Bennington/Cabalquinto - solar**
8. **New projects:**
  - a. **6281 Newhaven/Won/Kang - replace front yard landscaping ( approved 4-0).** The applicant had replaced her front yard landscaping without HARC approval. Her design did not meet any of the HARC guidelines. She resubmitted a very basic plan that complied with the Guidelines and was approved.
  - b. **2926 Carlingford/Rojas - landscape plan for front yard ( approved 4-0).** The Rojas submitted a very impressive landscape plan for their front yards. It consisted of adding multiple borders of plants and shrubs while keeping a medium size lawn. They also proposed to change out and extend the stone trim a long the front of the house. The Committee decided the plan was an improvement and approved it.
  - c. **2046 Bennington/Cabalquinto - replace the front door with a new design and color. (** Approved 3-0, 1 abstention). Mr. Cabalquinto ordered a new door that is different design

and color. The Committee was in favor of the new design but had concerns about the shade of blue for the door. The applicant agreed that if the shade was not acceptable upon its installation, he would have it painted the exact color of the existing door

- d. **1280 Wildwilng/St. Julien - removed trees and added plants. ( denied 4-0).** The applicant removed several cypress trees and was directed to obtain approval from HARC for a replacement. He submitted photos of the front yard, no diagram or list of plants. The Committee denied his submittal and is requesting a revised plan that includes the information required in the Guidelines.
- e. **4087 Summer Gate/Mumford - repaint house ( approved).** Mike Mumford applied to repaint his house and submitted the brush out samples. The Committee was in favor of the new colors subject to approval from the Villages HOA.

**9. Upcoming Projects and Issues:**

- a. 2238 Bennington/Franco - custom home

**10. HPOA Board report - postponed until next month**

**11. Minor Projects:**

- a. 2046 Bennington/Cabalquinto - replace windows

**12. Items for discussion:**

- a. **HARC and CC&R Violations.** Chris Brittle proposed a procedure for HARC to handle applications that are a result of a CC&R violation. As Chris was unable to attend the meeting the discussion will be postponed until the next meeting.
- b. **The Committee had a discussion about changing the time an applicant has to correct a CC&R violation.** They considered amending the current guidelines, setting a timeframe to apply and then the timeframe to complete the project. This will be discussed next month also.

**13. Future Meetings:** The next meeting is scheduled for: November 8, 2017/7:00pm

**14. Adjourned: 8:10 PM**