

**Highlands Architectural Review Committee (ARC)
6:30pm Highlands Country Club Snack Bar
Minutes January 20, 2022**

1. Meeting called to order at 6:30 pm.
 - 1.1. Attendance: Scott Birmingham Michelle Clark Kim Dembrosky
 Jason Dickerson Jessie Jackson Marlene Rockwell
 Connie Williams
 - 1.2. Board Members Present: none
 - 1.3. Homeowners Present: Edwin & Keesha Ezell (2171-1), Charles Clark
2. Review of the Agenda: **MOTION** by Clark, Seconded by Dembrosky to approve 6-0 So Voted.
3. Review of the January 5, 2022 Minutes: **MOTION** by Clark, Seconded by Birmingham to approve 6-0 so Voted.
4. Membership: nothing
5. Old Project Business:
 - 5.1. 2156-1,2 Sunroom, Patio 8237 Macandrew Pl Brian G Burijon
 Assigned to Dickerson. **MOTION** by Dickerson, seconded by Clark to approve both projects with a condition that the addition will have the same siding, color and style as the existing home. 6-0 So Voted.
 - 5.2. 2162-1 Bridge & Deck 11802 Glendevon Terr Randall & Karen Hahn
 Assigned to Dembrosky. More time granted.
 - 5.3. 2163-1 Patio 8160 Fedora Dr Dale & LeRoy Mason
 Assigned to Williams. **MOTION** by Williams, seconded by Rockwell to approve 6-0 So Voted.
 - 5.4. 2164-1 Screening 8226 MacAndrew Ct Norman Ray
 Assigned to Rockwell Project completed prior to approval. See 7.19
 - 5.5. 2165-1 Fence 11406 Black Isle Way Richard Houska
 Assigned to Rockwell. **MOTION** by Rockwell, seconded by Dembrosky to approve 6-0 So Voted.
 - 5.6. 2168-1 Door Change 8113 Galatea Pl Ingo & Susan Hamann
 Assigned to Birmingham. **MOTION** by Birmingham, seconded by Dickerson to approve 6-0 So Voted.
 - 5.7. 2170-1 Screening 8500 Eastfair Ct Richard Lohiser
 Assigned to Dembrosky. More time granted.
 - 5.8. 2171-1 Pool 11002 Aldera Ct Edwin & Keesha Ezell
 Assigned to Rockwell. **MOTION** by Rockwell, seconded by Williams to approve with conditions and variances. Conditions: Screening of the swimming pool needed from the cul de sac, tree clearing may not come forward of the front plane of the home. Variances: fence may come forward of the rear plane of the home 16 ft, pool water may come forward of the rear plane of
 - 5.9. 2172-1 Patio 8149 Galatea Pl Joe Maltempi
 MOTION made by Dickerson, seconded by Birmingham to approve without a site visit. 6-0 So Voted.
6. New Project Business: ARC lockbox last checked January 19, 2022 @ 9:00am.
 - 6.1. 2172-1 Patio 8149 Galatea Pl Joe Maltempi
 See 5.9
 - 6.2. 2173-1 Solar Panels 8113 Clancy Ct Rhoda Raymond
 Assigned: Rockwell
 - 6.3. 2174-1 Shed 12512 Capernwray Ct Rhett Riddle
 Assigned: Dembrosky
 - 6.4. 2175-1 Patio w/ Firepit 12006 Hadden Hall Dr Billy & Mary Lou Willis
 Assigned: Birmingham
7. Finals Assigned Previously:

- 7.1. 1893-1 Pool 11418 Braidstone Ln Karen Verdisco
Assigned to Rockwell. **MOTION** by Clark, seconded by Rockwell to grant a 6 month extension 6-0
So voted
- 7.2. 1934-1 Pool 8219 Fair Isle Terr Jonathan Blum & Amanda Lilley
Assigned to Rockwell. **MOTION** by Rockwell, seconded by Birmingham to grant a 6 month
extension 6-0 So voted.
- 7.3. 1981-1 Patio 8315 Regalia Ct Shannon & Topher Buskirk
Assigned to J. Jackson. More time granted.
- 7.4. 2003-1 Deck 8424 Lylwood Ct Jonny Etherington
Homeowner provided photos for final inspection. **MOTION** by Clark, seconded by Birmingham to
approve 6-0 So voted.
- 7.5. 2023-1 Tree Removal 12606 Capernwray Terr Ricardo Peters
Assigned to Dickerson. **MOTION** by Dickerson, seconded by Clark to approve 6-0 So voted
- 7.6. 2029-1 Tree Removal 8208 Macandrew Ct Michael Dudley
Assigned to J. Jackson. More time granted.
- 7.7. 2032-1 Window Change 8430 Kintail Dr Derrek & Katheryn Belanger
Assigned to J. Jackson. More time granted.
- 7.8. 2033-1 Fence 11913 Amara Dr Manuel & Tina Olguin
Assigned to J. Jackson. More time granted.
- 7.9. 2044-1 Pool 8219 Aldera Ln Steve & Kerry Bunting
Assigned to Dembrosky. **MOTION** by Dembrosky, seconded by Clark to grant a 6 month
extension 6-0 So voted.
- 7.10. 2057-1 Fence 11813 Fedora Pl Thomas Bonacquisti
Assigned to Clark. **MOTION** by Clark, seconded by Birminghamns to approve 6-0 So voted.
- 7.11. 2058-1 Pergola 8424 Macandrew Terr Detrick Nichols
Assigned to Birmingham. **MOTION** by Birmingham, seconded by Clark to approve 6-0 So Voted.
- 7.12. 2061-1 Driveway Extension 8154 Fedora Dr Mellisa Gray
Assigned to Clark. More time granted.
- 7.13. 2064-1 Fence 8219 Aldera Ln Kerry Bunting
Assigned to Dembrosky. **MOTION** by Dembrosky, seconded by Clark to grant a 6 month
extension. 6-0 So voted.
- 7.14. 2065-1 Shed 8325 McKibben Dr Theodore & Dana Musselman
Assigned to Dickerson. More time granted.
- 7.15. 2066-1 Generator 12612 Capernwray Terr Berrimond & Kathleen Scott
Assigned to Clark. **MOTION** by Clark, seconded by Birmingham to grant a 2 month extension 6-0
So Voted.
- 7.16. 2080-1 Play Equipment 8219 Aldera Ln Kerry Bunting
Assigned to Dembrosky. **MOTION** by Dembrosky, seconded by Clark to grant a 6 month
extension. 6-0 So Voted.
- 7.17. 2104-1 Generator 12606 Capernwray Terr Ricardo Peters
Assigned to Dickerson. **MOTION** by Dickerson, seconded by Clark to approve 6-0 So Voted.
- 7.18. 2111-1 Patio 12401 MacLachlan Ct Derek & Kelly Overstreet
Assigned to Williams. **MOTION** by Williams, seconded by Rockwell to approve 6-0 So Voted.
- 7.19. 2164-1 Screening 8226 MacAndrew Ct Norman Ray
Assigned to Rockwell **MOTION** by Rockwell, seconded by Birmingham to approve 6-0 so voted.
8. Finals to Assign:
- 8.1. 1935-1 Patio w/ Fireplace 8212 Ravenna Terr William & Crystal Norris
Assigned to Michelle
- 8.2. 1957-1,2 Batting Cage, 12112 Whitley Manor Dr Karen Winnell
Deck
Assigned with 1966-1 to Michelle

- 8.3.** 1966-1 Concrete Walkway 12112 Whitley Manor Dr Karen Winnell
Assigned with 1957-1,2 to Michelle
- 8.4.** 2003-1 Deck 8424 Lylwood Ct Jonny Etherington
Homeowner provided photos for final inspection. See 7.4
- 8.5.** 2050-1 Garage-Detached 8448 Macandrew Terr Theodora & Tonda Fryzlewicz
Assigned to Scott
- 8.6.** 2067-1 Dock 8155 Lake Margaret Terr Rod Bitz
Assigned to Michelle
- 8.7.** 2069-1 Screened Porch 8430 Kintail Dr Derrek & Katheryn Belanger
Assigned to Jason
- 8.8.** 2071-1 Patio 8313 Minerva Terr Sean & Tony Evans
Assigned to Connie
- 8.9.** 2072-1 Patio 12813 McKibben Ct Anthony & Suzanne Spears
Homeowner requested final. Assigned to Michelle
- 8.10.** 2085-1 Driveway Extension 8131 Galatea Pl James & Amanda Squires
Assigned to Connie
- 8.11.** 2097-1 Tree Removal 8300 Shagreen Ct Judith Marlene Rockwell
Homeowner requested final. Assigned to Scott
- 8.12.** 2099-1,2,3 Tree Removal, 8413 Macandrew Terr Sharon Williams
Fire Place, Fence
Homeowner withdrew 2099-3 for the fence. Homeowner requested finals for 2099-1,2. Assigned to Scott
- 8.13.** 2131-1,2 Patio, Steps 8207 Ravenna Terr Larry & Brenda Price
Assigned to Michelle
- 8.14.** 2164-1 Screening 8226 MacAndrew Ct Norman Ray
See 7.19

9. Other Old Business:

9.1. Update from the Board of Directors regarding ARC's support to seek a legal opinion regarding the language in the Covenants. Are conditional use permits for in-law suites permitted?

9.1.1. The Board declined the request. Per Sam King from ACS West, "The board has elected to not allow the ARC speak to the lawyer about this since it is not part of the guidelines for review of the ARC committee. The ARC review responsibility is the external modification requests. If an issue arises along these lines, you can notify the board and they will decide what action needs to be taken. Full disclosure will be needed at that time."

Due to inclement weather, the committee members agreed to discuss and consider additional action at a later meeting.

10. Other New Business: none

11. Member Voice: none

12. Adjournment: 7:36 p.m.

13. Next Meeting: February 2, 2022 at 6:30pm Highlands Country Club Snack Bar, lower level 8136 Highlands Glen Dr.

Minutes respectfully submitted by Kim Dembrosky.