

# Highlands Community Association

**General Category => Committee Meeting Minutes => Topic started by: tpetze on February 09, 2014, 11:48:05 AM**

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Title: **ARC Minutes 2013-11-06**

Post by: **tpetze** on **February 09, 2014, 11:48:05 AM**

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Architecture Review Committee  
Minutes for Meeting: November 6, 2013

Attending Members: Mike Bogan, Joe Gagnier, Rick Seyler, Tom Russell

Absent: George Tindall

Board Representative: none

Property Owners: J.M. Erbach

The meeting was called to order at 6:20pm

Agenda reviewed and accepted as distributed 4-0

Prior ARC Minutes of October 17 were reviewed. J. Gagnier moved, R. Seyler seconded to approve minutes as posted; Motion carried 4-0.

#### New Business:

Homeowner J. Erbach requested an extension of application 1337-1 to complete foundation under new playhouse which was found to exceed dimension guidelines for a children's playhouse and therefore falls under the guidelines of an accessory building requiring a brick faced foundation. After extended discussion around several extension dates and optional pathways, an agreement between Mr. Erbach and the board was reached. The application will remain in pending status awaiting a proper foundation description which will be provided by the February 5, 2014 ARC meeting. The homeowner will then have the normal 6 months to complete the project after notification of approval of the application. Mr. Erbach was open to receiving contractor recommendations from ARC members.

#### Previously submitted applications:

1340-1 patio and walkway with firepit and possible tree removal; all documentation complete; Tom and Mike completed site visit and approved application with conditions-- homeowner to insure the firepit is not located over a septic line and to clarify whether a tree removal is in the plans which would require a second application; committee approved 4-0

#### New Applications: box checked 2:00 pm on 11/6/2013

1343-1 addition of 2 exterior rooms and roof over existing patio; Linwood and Angel Carter, 8401 Rolling Mist La; all documents complete; site visit assigned to Joe & Rick

1344-1 remove 2 trees from yard; Spencer Reeves; 7801 Duntrune Dr; all documents complete; assigned to Joe & Rick

1345-1 install fence; Terry and Kathi Johnson; 11400 Glendevon Rd; all documents appear complete; site visit assigned to Mike

1346-1 remove tree; Rick Seyler; 8406 Lylwood Ct; all documents complete; site visit assigned to Tom & Mike

#### Final Inspections completed:

11315-1 patio; inspected and approved by Joe on November 2.

1269-1 detached garage; inspected by Tom on November 2. and approved with caveat that any driveway extension to the garage requires a new separate application

Final Inspections -new:  
no new final inspections

Other New Business:

1) 2014 meeting schedule dates proposed by Joe were reviewed and approved as the following:

January 8 & 23; February 5 & 20; March 5 & 20; April 2 & 17; May 7 & 22; June 4 & 19;  
July 9 & 24; August 6 & 21; September 3 & 18; October 1 & 16; November 5 &  
20; December 3 & 18

Old Business:

none

Adjournment: Tom moved and Joe seconded to adjourn at 7:15pm.

Next Meeting: November 21, 2013

Recorded and submitted: Rick Seyler

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