

Architecture Review Committee  
Minutes for Meeting: May 21, 2014

Attending Members: Joe Gagnier, Rick Seyler, George Tindall  
Absent: Joe (Joey) Langton, Joe Levenduski

Board Representative: Terry Petze

Property Owners: none

The meeting was called to order at 6:18pm by Joe Gagnier

Agenda was reviewed and approved as distributed.

Prior ARC Minutes of May 7 prepared by Joe Langton were reviewed. Joe G. moved and George seconded to approve minutes as posted. Motion carried 3-0.

New Business:

**Previously submitted applications:**

1349-1 fence; Diane Landen, 11412 Seaview Ct.; Joey and Rick completed site visit; this is a reapproval after homeowner delay of original application and subsequent enlargement of fence area; Rick moved and Joe seconded to approve. Approved 3-0.

1370-1, -2; Judy Bardo & Suzanne Murphy, 11536 Faire Isle Dr; -1) 12' x 16' accessory building, -2) paint doors and shutters black (added during site visit); Joe G. and Rick completed site visit; Joe G. moved and Rick seconded to approve. Approved 3-0.

1371-1, -2; Roy and Brandee Van Gelder, 12402 Wynnstay Court; -1) 10' x 10' accessory building, -2) ornamental tree removal --not required due to tree size; Rick moved and George seconded to approve. Approved 3-0.

**New Applications:** box checked at noon on 05/21/2014

1372-1 fence; 11231 Isadora Dr.; Dave Benedict; all documents complete; site visit assigned to George.

1373-1 deck; 11001 Isadora Dr.; Michael and Carolyn Edwards; all documents complete; site visit assigned to Rick.

1374-1 pergola over existing deck; 11154 Sterling Cove Dr.; application missing plot map (owner notified); site visit assigned to Joey.

**Final Inspections Assignments:** none

**Final Inspection completed:**

1329-1 patio and walkway; 12402 Wynnstay Court; approved 3-0.

Other New Business:

Rick distributed copies of the Highlands 'Architectural Guidelines for Builders (1/25/2006 revision) for reference and comparison to ARC Guidelines to insure no glaring inconsistencies exist.

Joe G. and Rick reported on their preliminary reviews of ARC Guidelines A1-A12 and A13-A22 respectively. A number of suggestions for revisions were proposed and discussed. Focus of these revisions is to introduce clear definitions of new items such as pergolas and greenhouses, remove redundant verbiage, standardize common language among sections, and to clarify specific requirements. A working copy of strikethru's and additions will be prepared for ARC members to review and use throughout this effort. It was recommended that the Foundation Specifications for accessory buildings (A1) be incorporated as Appendix D

Old Business:

George Tindall has announced June will be his last month serving ARC. We thank George for his participation over the past 2 years.

Adjournment: Rick moved and Joe G. seconded to adjourn at 7:30 pm.

Next Meeting: June 4, 2014

Recorded and submitted: Rick Seyler