

Highlands Architectural Review Committee (ARC)  
Minutes February 22, 2018

1. Attendance: (Meeting called to order: 6:35 p.m.)
  - a. Attending: Cheryl Rivet, Kim Dembrosky, Rick Seyler, Scott Birmingham, John Unkel
  - b. Absent: Bart Stewart, Rich Potter
  - c. Board Member: N/A
  - d. Homeowners present: N/A
2. Review of Agenda: Addition of Bart Stewart's status under membership
3. Review of Minutes for February 7, 2018: Kim Dembrosky moved; Cheryl Rivet seconded as amended—4-0
4. Membership: Bart Stewart has requested a leave of absence but will remain available for inspections
5. Old Business:
  - a. 1625-1 —screened porch with paver patio & fire pit
    - i. 11006 Isadora Dr
    - ii. Patrick & Angela Bainter
    - iii. Assigned: Rich Potter; No report from Rich Potter. Rick Seyler sought permission for e-ballot. 5-0 vote for e-ballot for approval
  - b. 1626-1 —sunroom
    - i. 12400 Wynnstay Ln
    - ii. Vincent Giglio
    - iii. Assigned: John Unkel moved; Cheryl Rivet seconded to approve with stipulation of building permit. 5-0 vote for approval
  - c. 1627-1 —fence
    - i. 8137 Sidlaw Hills Terr
    - ii. Ron & Iva Bradley
    - iii. Assigned: Kim Dembrosky—on hold requesting additional information
  - d. 1628-1 —detached garage
    - i. 12513 Grampian Ln
    - ii. Brian Jones
    - iii. Assigned: Rick Seyler moved; Kim seconded to approve as reviewed on an angle. Approved project if forward facing behind the rear plane of the house. Project owner will notify ARC of final decision on the project.
6. New Project Business: ARC box checked 12:01 p.m. 2/21/18
  - a. 1628-1 —detached garage
    - i. 12513 Grampian Ln
    - ii. Brian Jones
    - iii. Assigned: Rick Seyler. Addressed above in old business 5 (d)
  - b. 1629-1,-2 —pool with fence; -2 pool house
    - i. 8119 Burray Ct
    - ii. Steve & Jennifer Palmer
    - iii. Assigned: Scott Birmingham
  - c. 1630-1 —siding color change
    - i. 8518 Eastfair Ct
    - ii. David & Jennifer Underwood
    - iii. Assigned: John Unkel
7. Finals Assigned Previously:
  - a. 1463-1 accessory building

- i. 11242 Isadora Dr
  - ii. Mark Luczkowski
  - iii. Assigned: Rick Seyler —no action. More time needed
- b. 1470-1 —accessory bldg
  - i. 11248 Isadora Dr
  - ii. Antonio Starke
  - iii. Assigned: reassigned to Rick Seyler moved; Kim Dembrosky seconded to approve. 5-0 vote to approve.
- c. 1476 -1-6 —1 bonus room, -2cement driveway, -3 play structure, -4 basketball hoop, -5concrete stairs & pathway, -6 retaining wall
  - i. 7813 Grampian Ct
  - ii. John & Heather Pettis
  - iii. Assigned: Bart Stewart—only partially completed; expect completion in 1 month
- d. 1481-1 —basketball goal
  - i. 8336 Sterling Cove Pl
  - ii. Elizabeth Blanks
  - iii. Assigned: Rich Potter. More time needed.
- e. 1482-1 —pool
  - i. 7913 Erinton Dr
  - ii. Tabitha Van DeMar
  - iii. Assigned: John Unkel. More time needed
- f. 1489-1&2 — roof over patio and landscaping
  - i. 11231 Isadora Dr
  - ii. Sonja Benedict
  - iii. Assigned: Kim Dembrosky. More time needed.
- g. 1498-1 —pool
  - i. 11731 Burray Rd
  - ii. Otis & Lori Jarvis
  - iii. Assigned:Rich Potter. More time needed.
- h. 1506-1 —accessory building
  - i. 12606 Erinton Ct
  - ii. Clifton Wiley
  - iii. Assigned:Rick Seyler. More time needed.
- i. 1615-1 —siding color change
  - i. 11519 Lylwood Ln
  - ii. Anthony & Elizabeth Hicks
  - iii. Assigned: Rick Seyler moved; Cheryl Rivet seconded to approve. 5-0 vote to approve
- j. 1618-1 —fence
  - i. 11301 Glendevon Rd
  - ii. Elizabeth Robinson
  - iii. Assigned: Rick Seyler moved; John Unkel seconded to approve. 5-0 vote to approve
- k. 1623-1 —fence
  - i. 8436 Fedora Dr
  - ii. Chris & Amy Messer

- iii. Assigned: Rick Seyler moved; Scott Birmingham seconded to approve. 5-0 vote to approve.
- 8. New Finals Assigned:
  - a. 1605-1&2 —r
    - i. 7418 Rosemead Ln
    - ii. Bart & Dennise Stewart
    - iii. Assigned: Kim Dembrosky
  - b. 1615-1 —siding color change
    - i. 11519 Lylwood Ln
    - ii. Anthony & Elizabeth Hicks
    - iii. Assigned: Rick Seyler
  - c. 1623-1 —fence
    - i. 8436 Fedora Dr
    - ii. Chris & Amy Messer
    - iii. Assigned: Rick Seyler
- 9. Other New Business:
  - a. Elizabeth Franklin deck.
  - b. Final building permits need to be included in future projects.
- 10. Other Old Business:
  - a. Update on Topping project 1602 passed to Board for action. Kim Dembrosky moved; Rick Seyler seconded. 5-0 vote by ARC to move the case to the HOA.
  - b. ARC Project Reporting System—Discussed aspects of module and it not meeting ARC's needs.
  - c. Solar Panels guidelines. Discussion to add in the guidelines per state law.
- 11. Adjournment: 8:00 p.m.
- 12. Next meeting: March 7, 2018 at 6:30 p.m.