

Highlands Architectural Review Committee (ARC)  
Minutes March 7, 2018

1. Attendance: (Meeting called to order: 6:30 p.m.)
  - a. Attending: Rick Seyler, John Unkel, Scott Birmingham, Cheryl Rivet
  - b. Absent: Kim Dembrosky, Rich Potter, Bart Stewart
  - c. Board Member: N/A
  - d. Homeowners present: none
2. Review of Agenda: completed
3. Review of Minutes for February 7, 2018: not yet revised  
Review of Minutes for February 22, 2018: Cheryl moved; Rick seconded
4. Membership:
5. Old Business:
  - a. 1625-1 —screened porch with paver patio & fire pit
    - i. 11006 Isadora Dr
    - ii. Patrick & Angela Bainter
    - iii. Rick moved to approve w/condition of pending permit, Cheryl 2<sup>nd</sup>, Approved 4-0
  - b. 1627-1 —fence
    - i. 8137 Sidlaw Hills Terr
    - ii. Ron & Iva Bradley
    - iii. Assigned: Kim Dembrosky—on hold requesting additional information
  - c. 1629-1,-2 —pool with fence; -2 pool house
    - i. 8119 Burray Ct
    - ii. Steve & Jennifer Palmer
    - iii. Assigned: Scott Birmingham – need to site visit
  - d. 1630-1 —siding color change
    - i. 8518 Eastfair Ct
    - ii. David & Jennifer Underwood
    - iii. John moved to approve, Cheryl 2<sup>nd</sup>, Approved 4-0
6. New Project Business: ARC box checked 12:01 p.m. 2/21/18
  - a. 1631-1 —tree removal
    - i. 8600 Braystone Dr
    - ii. Rick & Lori Alderson
    - iii. Assigned: John, Cheryl
  - b. 1632-1 —swimming pool
    - i. 7424 Foulis Pl
    - ii. Lance Sibley
    - iii. Assigned: Cheryl, Rick-need permit, plat with fence location and type
  - c. 1633-1 --stampcrete patio
    - i. 8430 Fedora Dr
    - ii. Scott Marshall
    - iii. Assigned: Scott
  - d. 1634-1 --privacy landscape
    - i. 7925 Dunnottar Ct
    - ii. Bill Warren
    - iii. Assigned: John, Scott

- e. 1635-1 --detached garage with covered patio and driveway extension
  - i. 12712 Ballater Pl
  - ii. Richard Hood
  - iii. Assigned: Rick
- 7. Finals Assigned Previously:
  - a. 1463-1 accessory building
    - i. 11242 Isadora Dr
    - ii. Mark Luczkowski
    - iii. Assigned: Rick Seyler —no action
  - b. 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- need more time
  - c. 1481-1 —basketball goal
    - i. 8336 Sterling Cove Pl
    - ii. Elizabeth Blanks
    - iii. Assigned: Rich Potter –more time
  - d. 1482-1 —pool
    - i. 7913 Erinton Dr
    - ii. Tabitha Van DeMar
    - iii. Assigned: more time
  - e. 1489-1&2 — roof over patio and landscaping
    - i. 11231 Isadora Dr
    - ii. Sonja Benedict
    - iii. Assigned: Kim Dembrosky more time needed
  - f. 1498-1 —pool
    - i. 11731 Burray Rd
    - ii. Otis & Lori Jarvis
    - iii. Assigned:Rich Potter- more time
  - g. 1506-1 —accessory building
    - i. 12606 Erinton Ct
    - ii. Clifton Wiley
    - iii. Assigned:Rick Seyler — roof pitch in question; need to meet with home-owner
  - h. 1592-1 --replace deck and screen balcony above
    - i. 12106 Hadden Hall Dr
    - ii. Steve & Elizabeth Franklin
    - iii. Assigned: Cheryl Rivet moved; Scott seconded to approve; Approved 4-0
  - i. 1605-1&2 — trampoline with retaining wall and landscape
    - i. 7418 Rosemead Ln
    - ii. Bart & Dennise Stewart

- iii. Assigned: Kim Dembrosky; Rick moved; Scott seconded to approve; Approved 4-0 with retaining wall at end of driveway dropped from project

8. New Finals Assigned:

- a. 1508-1,2&3 —tree removal, driveway extension, fence
  - i. 11112Lyndenwood Dr
  - ii. Jeffery & Melissa Butler
  - iii. Assigned: Cheryl
- b. 1509-1 —fence
  - i. 8301 Kalliope Ct
  - ii. James & Lee Simconis
  - iii. Assigned: Scott
- c. 1510-1 —driveway extension
  - i. 12307 Wynnstay Lane
  - ii. Douglas & Terri Gretka
  - iii. Assigned: John
- d. 1592-1 --replace deck and screen balcony above
  - i. 12106 Hadden Hall Dr
  - ii. Steve & Elizabeth Franklin
  - iii. Assigned: Cheryl Rivet – completed under 7.1

9. Other New Business:

- a. Revise A14.3 to be consistent with A1.2

10. Other Old Business:

- a. Update on Topping project 1602 passed to Board for action- hearing March 14th
- b. ARC Project Reporting System—Kim's must be in attendance to construct pluses and minuses of system as it exists and then forward to Martha
- c. Solar Panels guidelines-- Kim forwarded to Rick some Federal regulations

11. Adjournment:

12. Next meeting: March 22, 2018 at 6:30 p.m.