

Highlands Architectural Review Committee (ARC) Minutes: June 21, 2018

1. Attendance: (Meeting called to order: 6:33 p.m.)
 1. Attending: Rick Seyler, Scott Birmingham, Kim Dembrosky
 2. Absent: Cheryl Rivet, Bart Stewart, Rich Potter, John Unkel
 3. Board Members: N/A
 4. Homeowners present: N/A
2. Review of Agenda:
3. Review of Minutes for June 6 2018: Kim Dembrosky moved with Unkel name corrected & summary under 9.2; Rick Seyler seconded. 3-0 vote to approve the minutes as amended
4. Membership: N/A
5. Old Business:
 1. 1627-1 --fence
 - 1.1. 8137 Sidlaw Hills Terr
 - 1.2. Ron & Ivy Bradley
 - 1.3. Assigned: Kim Dembrosky- project cancelled; homeowner will resubmit when decided upon fence style
 2. 1635-1 —detached garage
 - 2.1. 12712 Ballater
 - 2.2. Richard & Cindy Rood
 - 2.3. Assigned: Rich Potter; site revisited; project still on hold pending further county input
 3. 1663-1 —weather vane
 - 3.1 8019 Clancy Pl
 - 3.2 Henry & Laurie Cobb
 - 3.3 Assigned: Rich Potter. More time is needed
 4. 1666-1 —pool
 - 4.1 12707 Ballater Pl
 - 4.2 Kevin Andrews
 - 4.3 Assigned: Kim Dembrosky moved; Rick Seyler seconded to approve. 3-0 vote to approve.
 5. 1667-1 —accessory building
 - 5.1 12512 Crathes Ln
 - 5.2 James Bumpas
 - 5.3 Assigned: Rich Potter; Rick moved; Kim Dembrosky seconded to approve. 3-0 vote to approve.
 6. 1668-1 — fence with brush removal
 - 6.1 11001 Isadora Dr
 - 6.2 CJ & Anna Szuba
 - 6.3 Assigned: Cheryl Rivet; Kim Dembrosky moved to approve with conditions; Scott Birmingham seconded to approve. 3-0 vote to approve.
 7. 1669-1,-2 —1) fence, -2) deck
 - 7.1 11013 Aldera Pl
 - 7.2 Michael Lampro & Francine Groskin
 - 7.3 Assigned: Rick Seyler moved; Rich seconded to approve via e-ballot; approved 6-0-1 on 6/13/18 (Conditions were deck detail and county building permit).

6. New Project Business: (ARC Box checked 8:30 p.m 6/20/18)
 1. 1669-1,-2 —1) fence, -2) deck
 - 1.1 11013 Aldera Pl
 - 1.2 Michael Lampro & Francine Groskin
 - 1.3 Assigned: Rick Seyler (See above under old business under 7.1669-1, 2.
 2. 1670-1 —house addition with screened porch
 - 2.1 11743 Burray Rd
 - 2.2 Randall Tootle
 - 2.3 Assigned: Rick Seyler
 3. 1671-1 — fence
 - 3.1 8113 Clancy Ct
 - 3.2 Rhoda Raymond
 - 3.3 Assigned: Kim Dembrosky
 4. 1672-1 — wood deck
 - 4.1 8219 Aldera Ln
 - 4.2 Kerry Bunting
 - 4.3 Assigned: Scott Birmingham
 5. 1673-1 —pergola on existing patio
 - 5.1 8313 Minerva Ter
 - 5.2 Sean & Tonya Evans
 - 5.3 Assigned: Cheryl Rivet
 6. 1674-1 —screened porch
 - 6.1 11101 Kalliope Dr
 - 6.2 Conner Leftwich
 - 6.3 Assigned: Rich Potter
 7. 1675-1 —solar collection system
 - 7.1 11112 Sterling Cove Dr
 - 7.2 Brian Sallerson
 - 7.3 Assigned: Rick Seyler
7. Finals Assigned Previously
 1. 1476 -1 thru 6 --1) bonus room, -2) driveway, -3) playset, -4) basketball hoop, -5) concrete stairs, -6) retaining wall
 - 1.1 7813 Grampian Ct
 - 1.2 John & Heather Pettis
 - 1.3 Reassigned: Cheryl Rivet; waiting on Bart to provide folder
 2. 1489-1 &2 —1) roof over patio; -2) landscaping
 - 2.1 11231 Isadora Dr
 - 2.2 Sonja Benedict
 - 2.3 Assigned: Kim Dembrosky. Needs more time. Project is reassigned to Rick Seyler.
 3. 1519-1 — pool
 - 3.1 7501 Maclachlan Dr
 - 3.2 John & Aileen Cason
 - 3.3 Assigned: Cheryl Rivet. Needs more time.
 4. 1539-1 — Accessory building
 - 4.1 11831 Dunnottar Ter
 - 4.2 Willie Crew III
 - 4.3 Assigned: Rick Seyler; project cancelled
 5. 1542-1 — patio with seating wall
 - 5.1 8306 Calypso Ln
 - 5.2 Jeremy Robinson

- 5.3 Assigned: Rick Seyler moved; Kim Dembrosky seconded to approve. 3-0
vote to approve.
- 6. 1584-1 — pool
 - 6.1 8418 Kalliope Pl
 - 6.2 Mike Magruder
 - 6.3 Assigned: Rick Seyler moved; Scott Birmingham seconded to approve. 3-0
vote to approve.
- 7. 1595-1 — deck
 - 7.1 7424 Fowlis Pl
 - 7.2 Lance Sibley
 - 7.3 Assigned: Cheryl Rivet. Needs more time
- 8. 1609-1 __driveway repaving with extension
 - 8.1 11825 Dunnottar Ter
 - 8.2 Kim & Chris Dembrosky
 - 8.3 Assigned: Rick Seyler moved; Scott Birmingham seconded to approve. 3-0
vote to approve.
- 9. 1656-1 — play set
 - 9.1 7431 Arabella Dr
 - 9.2 Riley Irving
 - 9.3 Assigned: Rick Seyler moved; Scott Birmingham seconded to approve. 3-0
vote to approve.

8. New Finals Assigned:

- 1. 1539-1 — Accessory building
 - 1.1 11831 Dunnottar Ter
 - 1.2 Willie Crew III
 - 1.3 Assigned: Rick Seyler (See above under finals assigned previously).
- 2. 1542-1 — patio with seating wall
 - 2.1 8306 Calypso Ln
 - 2.2 Jeremy Robinson
 - 2.3 Assigned: Rick Seyler (See above under finals assigned previously)
- 3. 1544-1 — tree removal
 - 3.1 11307 Allerdice Terr
 - 3.2 Boston & Dana Mason
 - 3.3 Assigned: John Unkel
- 4. 1545-1 — tree removal
 - 4.1 11143 Lyndenwood Dr
 - 4.2 Richard Reeves
 - 4.3 Assigned: John Unkel
- 5. 1546-1,-2 — 1) porch roof, -2) deck
 - 5.1 8425 Rockvalley Ln
 - 5.2 Vincent Sauderi
 - 5.3 Assigned: Kim Dembrosky
- 6. 1547-1 — tree removal
 - 6.1 11313 Allerdice Ter
 - 6.2 Frederick Kuhm & Laura Lynn
 - 6.3 Assigned: John Unkel
- 7. 1549-1 — fence
 - 7.1 7601 Oban Dr
 - 7.2 Larry Hirsch

- 7.3 Assigned: Rich Potter
- 8. 1584-1 — pool
 - 3.1 8418 Kalliope Pl
 - 3.2 Mike Magruder
 - 3.3 Assigned: Rick Seyler (See above under finals assigned previously)
- 9. 1609-1 __driveway repaving with extension
 - 4.1 11825 Dunnottar Ter
 - 4.2 Kim & Chris Dembrosky
 - 4.3 Assigned: Rick Seyler (See above under finals assigned previously)
- 10. 1656-1 — play set
 - 5.1 7431 Arabella Dr
 - 5.2 Riley Irving
 - 5.3 Assigned: Rick Seyler (See above under finals assigned previously)
- 9. Other New Business:
 - 1. Under A11.3 on p. A-6, the last line should read, “Appropriate architectural fences shall consist of a minimum of 5% open area and include picket fences, live fences or hedges.” Under A11.5, replace “stockade” with “solid panel”. Vote 3-0 to approve these changes.
- 10. Other Old Business:
 - 1. Instruction addenda to beginning of Guidelines—Kim submitted to Martha for posting
 - 2. Minutes requirements—Kim Dembrosky will reissue a request for 2018 minutes from ARC members.
 - 3. Solar Collection Device A34 Guideline Section submitted to Board for approval and posting. Board will address at their next meeting. In the Guideline Section A34 1.5, “address street” will be replaced with “front elevation.” Vote was 3-0 to approve this change in the guidelines.
 - 4. Revised request to refine a kitchenette. Vote 3-0 to approve this refinement. Project was 1616.
 - 5. Topping project still with the Board.
- 11. Adjournment: 7:52 p.m.
- 12. Next Meeting: July 11 at 6:30 p.m.

Minutes respectfully submitted by Scott Birmingham