

# Highlands Architectural Review Committee (ARC)

## MINUTES July 26, 2018

1. Attendance: (Meeting called to order: 6:40 p.m.)
  1. Attending: Rick Seyler, Rich Potter, Scott Birmingham, Kim Dembrosky
  2. Absent: Bart Stewart, John Unkel, Cheryl Rivet
  3. Board Members: none
  4. Homeowners present: none
2. Review of Agenda: Old business item #1635-1 correct address is 12712 Ballater
3. Review of Minutes for July 11 2018: Kim Dembrosky moved, seconded by Rick Seyler to approve July 11, 2018 minutes with the following corrections and amend the June 21, 2018 minutes as follows
  - Corrections July 11 minutes: (1) 1635-1 address should read 12712 Ballater. (2) Finals previously assigned-correct spelling of abstained (3) Add address for 1674-1 to 11101 Kalliope Dr (4) 1671-1 vote should read 6-0-1 .
  - Correct minutes from June 21<sup>st</sup> 2018 to reflect address change for 1635-1 to 12712 Ballater. So voted 4-0.
4. Membership: N/A
5. Old Business:
  1. 1635-1 —detached garage
    - 1.1. 12712 Ballater
    - 1.2. Richard & Cindy Rood
    - 1.3. Assigned: Rich Potter-more time granted
  2. 1677-1—fence
    - 2.1 7412 Maclachlan Dr
    - 2.2 Lionel & Leah Blair
    - 2.3 Assigned: Kim Dembrosky moved; Rich Potter seconded to approve. So Voted 4-0
  3. 1678-1-3 —1) tree removal, -2) fence, -3) driveway wall
    - 3.1 12712 Ballater PI
    - 3.2 Richard & Cindy Rood
    - 3.3 Assigned: Rich Potter-more time granted
  4. 1679-1 — driveway paving
    - 4.1 11311 Glendevon Rd
    - 4.2 William & Joan Wallace
    - 4.3 Assigned: Cheryl Rivet. Scott Birmingham moved; Kim Dembrosky seconded to approve. So Voted 4-0
  5. 1680-1 —pool
    - 5.1 11113 Sterling Cove Dr
    - 5.2 Jeff McKay
    - 5.3 Assigned: Scott Birmingham moved Rick Seyler seconded to approve with the following condition-county permit submission to ARC before commencing project. So Voted 4-0
6. New Project Business: (ARC Box checked 3:00 p.m 7/26/18)
  1. 1681-1 —accessory building
    - 1.1 8319 Fedora Dr
    - 1.2 Dale & Kathy Hood
    - 1.3 Assigned: Rich Potter
  2. 1682-1,-2 —1) sunroom & deck, -2) relocate generator & HVAC units
    - 2.1 8331 Sterling Cove PI

- 2.2 Stanley & Dianne Kneipp
- 2.3 Assigned: Scott Birmingham

7. Finals Assigned Previously

1. 1519-1 — pool
  - 1.1 7501 Maclachlan Dr
  - 1.2 John & Aileen Cason
  - 1.3 Assigned: Cheryl Rivet -more time granted
2. 1544-1 — tree removal
  - 2.1 11307 Allerdice Terr
  - 2.2 Boston & Dana Mason
  - 2.3 Assigned: John Unkel -more time granted
3. 1545-1 — tree removal
  - 3.1 11143 Lyndenwood Dr
  - 3.2 Richard Reeves
  - 3.3 Assigned: John Unkel -more time granted
4. 1546-1,-2 —1) porch roof, -2) deck
  - 4.1 8425 Rockvalley Ln
  - 4.2 Vincent Sauderi
  - 4.3 Assigned: Kim Dembrosky -more time granted
5. 1549-1 — fence
  - 5.1 7601 Oban Dr
  - 5.2 Larry Hirsch
  - 5.3 Assigned: Rich Potter moved; Scott Birmingham seconded to approve. So Voted 4-0
6. 1552-1 —tree removal
  - 6.1 8230 Seaview Dr
  - 6.2 Stan Burch
  - 6.3 Assigned: Scott Birmingham moved; Rick Seyler seconded to approve. So Voted 4-0
7. 1557-1 —Driveway extension
  - 7.1 7501 Maclachlan Dr
  - 7.2 John Cason
  - 7.3 Assigned: Rich Potter moved; Kim Dembrosky seconded to approve. So Voted 4-0
8. 1561-1 —fence
  - 8.1 11112 Sterling Cove Dr
  - 8.2 Brian Sallerson
  - 8.3 Assigned: Cheryl Rivet -more time granted
9. 1562-1 —tree removal
  - 9.1 11212 Kalliope Dr
  - 9.2 Abiodun & Cecilia Adekoya
  - 9.3 Assigned: Rich Potter-more time granted
10. 1564-1—color change to roof, doors, and shutters
  - 10.1 8600 Braystone Dr
  - 10.2 Rick & Lori Alderson
  - 10.3 Assigned: Rick Seyler moved; Rich Potter seconded to approve. So Voted 4-0
11. 1566-1 —fence
  - 11.1 8412 Fedora Dr
  - 11.2 Chris Barfield

11.3 Assigned: Rick Seyler moved; Kim Dembrosky seconded to approve. So Voted 4-0

12. 1569-1 —color change siding & shingles

12.1 8301 MacAndrew Terr

12.2 Richard & Tammy Mormando

12.3 Assigned: Rick Seyler moved; Kim Dembrosky seconded to approve. So Voted 4-0

13. 1577-1 — color change to shingles

13.1 11825 Dunnottar Ter

13.2 Chris & Kim Dembrosky

13.3 Assigned: Rick Seyler moved; Rich Potter seconded to approve. So voted 3-0-1(Dembrosky abstained)

8. New Finals Assigned:

1. 1564-1—color change to roof, doors, and shutters

1.1 8600 Braystone Dr

1.2 Rick & Lori Alderson

1.3 Assigned: Rick Seyler-Action taken under Finals assigned previously #10

2. 1566-1 —fence

2.1 8412 Fedora Dr

2.2 Chris Barfield

2.3 Assigned: Rick Seyler-Action taken under Finals assigned previously #11

3. 1568-1 —tree removal

3.1 11519 Fair Isle Dr

3.2 Andre Desima

3.3 Assigned: Cheryl Rivet

4. 1569-1 —color change siding & shingles

4.1 8301 MacAndrew Terr

4.2 Richard & Tammy Mormando

4.3 Assigned: Rick Seyler-Action taken under Finals assigned previously #12

5. 1570-1 —fence

5.1 12318 Wynnstay Ln

5.2 John Guzowski

5.3 Assigned: Kim Dembrosky

6. 1571-1 —fence

6.1 8025 Lake Margaret Pl

6.2 Andrea Hall

6.3 Assigned: Rich Potter

7. 1572-1 —color change to shingles

7.1 8232 MacAndrew Ct

7.2 Eric Lin

7.3 Assigned: Kim Dembrosky

8. 1575-1 —screened porch

8.1 11412 Black Isle Way

8.2 Melanie & Becky Bach

8.3 Assigned: Scott Birmingham

9. 1576-1 —outdoor fireplace

9.1 11106 Isadora Dr

9.2 Paul & Jenny Hyland

9.3 Assigned: Kim Dembrosky

10. 1577-1 — color change to shingles

10.1 11825 Dunnottar Ter

- 10.2 Chris & Kim Dembrosky
- 10.3 Assigned: Rick Seyler-Action taken under Finals assigned previously #13
- 11. 1578-1-2 —1) sunroom, -2) deck
  - 11.1 11918 Dunnottar Terr
  - 11.2 Charley & Shirley Faniel
  - 11.3 Assigned: Rich Potter

9. Other New Business:

Rick Seyler to follow up with Martha (ACS West) regarding information/communications on whether the board approved the recommended changes forwarded to them at their last board meeting. Vote results of ARC submitted items to the Board of Directors should be communicated to ARC in a timely manner.

10. Other Old Business:

Motion by Rick Seyler, seconded by Kim Dembrosky to reconsider proposed revisions to guidelines voted at the July 11, 2018 ARC meeting. So Voted 4-0

Motion to approve the following revisions to Guidelines made by Rick Seyler, seconded by Kim Dembrosky:

A11. Fences

1. Proposed revisions to Guidelines A11. Fences

A11.3 The formal or architectural fence shall be considered a design extension of the house, limited in area, and located directly behind the house. Appropriate architectural fences *shall consist of a minimum of 15% open area* including picket fences. *Lattice style fence may be acceptable when encased in a frame.* "Live" fences, or hedges are also acceptable.

A11.5 Chain link, barbed wire, wooden fences with metal poles, ~~stockade~~, ~~solid panel~~, lattice, and post & wire fences are prohibited and will not be approved. *Electrification of any fence regardless of type is strictly prohibited.*

A11.10 removed

A11.44-renumbered to A11.10

11. Adjournment: 7:25 p.m.

12. Next Meeting: August 8 at 6:30 p.m.

Respectfully Submitted by Kim Dembrosky