

Highlands Architectural Review Committee (ARC) Final Minutes August 23, 2018

1. Attendance: (Meeting called to order: 6:35 p.m.)
 1. Attending: Kim Dembrosky, Cheryl Rivet, Scott Birmingham, Rich Potter, Rick Seyler, John Unkel.
 2. Absent: Bart Stewart
 3. Board Members: None
 4. Homeowners present: None
2. Review of Agenda: Approved
3. Review of Minutes for August 8, 2018: Kim moved; Rick seconded, approved with the corrections 5-3 Change to submission of an electrical permit and landscaping plan; 7-4 removed moved; 8-5 assigned to John, not Scott. 8.6 assigned to Rich
4. Membership: Regarding changes to the ARC (Administrative Resolution #6) charter, Martha advises review the entire document and send all proposed changes at one time.
5. Old Business:
 1. 1682-1-2 —1) sunroom & deck, -2) relocate HVAC & generator
 - 1.1 8331 Sterling Cove Pl
 - 1.2 Stanley & Dianne Kneipp
 - 1.3 Assigned Scott Birmingham moved; Rick seconded to approve with the condition a building permit and screening plan of HVAC is submitted.
 2. 1684-1— tree removal
 - 2.1 11206 Regalia Dr
 - 2.2 Mark Giffard
 - 2.3 Assigned: John Unkel moved; Rich seconded to approve, approved 6-0
 3. 1685-1 —room addition
 - 3.1 11106 Isadora Dr
 - 3.2 Paul & Jenny Hyland
 - 3.3 Assigned: Rich Potter moved; Kim seconded to approve, with the condition they have appropriate permits. Approved 6-0
 4. 1686-1 — tree removal
 - 4.1 8406 Seaview Dr
 - 4.2 Ron & Joyce Perkins
 - 4.3 Assigned: Rick Seyler moved; John seconded to approve, approved 6-0
6. New Project Business: (ARC Box checked 12:00 p.m 8/23/18)
 1. 1687-1— accessory building
 - 1.1 8312 Fedora Dr
 - 1.2 Juan Gachet
 - 1.3 Assigned: Kim. Homeowner will be advised of adhering to the guidelines.
 2. 1688-1-2 —1) basketball goal; -2) driveway extension
 - 2.1 7412 Maclachlan Dr
 - 2.2 Lionel & Leah Blair
 - 2.3 Assigned: Rich, Rich will also do the final on 1677-1 at same time.
 3. 1689-1 — fence
 - 3.1 8118 Braidstone Terr
 - 3.2 Gregory Jones
 - 3.3 Assigned: Cheryl
 4. 1690-1 — fence
 - 4.1 8013 Clancy Pl

- 4.2 Ray Snow
- 4.3 Assigned: Scott

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, county to come this week.
- 2. 1544-1 — tree removal
 - 2.1 11307 Allerdice Terr
 - 2.2 Boston & Dana Mason
 - 2.3 Assigned: John Unkel moved; Cheryl seconded to approve, approved 6-0
- 3. 1545-1 — tree removal
 - 3.1 11143 Lyndenwood Dr
 - 3.2 Richard Reeves
 - 3.3 Assigned: John Unkel moved; Kim seconded to approve, approved 6-0
- 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
- 5. 1561-1 —fence
 - 5.1 11112 Sterling Cove Dr
 - 5.2 Brian Sallerson
 - 5.3 Assigned: Cheryl Rivet moved; Rick seconded to approve, approved 6-0
- 6. 1562-1 —tree removal
 - 6.1 11212 Kalliope Dr
 - 6.2 Abiodun & Cecilia Adekoya
 - 6.3 Assigned: Rich Potter moved: Scott seconded to approve, approved 6-0
- 7.1575-1 —screened porch
 - 7.1 11412 Black Isle Way
 - 7.2 Melanie & Becky Bach
 - 7.3 Assigned: Scott Birmingham, more time, Scott advised homeowner need a permit
- 8. 1578-1-2 —1) sunroom, -2) deck
 - 8.1 11918 Dunnottar Terr
 - 8.2 Charley & Shirley Faniel
 - 8.3 Assigned: Rich Potter, more time
- 9. 1581-1-2 — 1)color change to siding, -2) change doors and shutter color
 - 9.1 8225 Sterling Cove Terr
 - 9.2 Juan Miguel & Nathaly Gutierrez
 - 9.3 Assigned: Kim Dembrosky, more time
- 10. 1582-1 —detached garage
 - 10.1 12112 Glen Kilchurn Dr
 - 10.2 Ronald O'Shields
 - 10.3 Assigned: Rich Potter more time requested
- 11. 1583-1-2 —1) replace front door, -2) replace garage door
 - 11.1 8519 Brechin Ln
 - 11.2 Michael Beavers
 - 11.3 Assigned:Scott Birmingham moved,Rick seconded to approve,approved 6-0
- 12. 1587-1 —screened porch
 - 12.1 12037 Dunnottar Dr
 - 12.2 Hans Pfitzer

- 23.3 Assigned: John Unkel, more time
- 13. 1589-1-room addition
 - 13.1 11919 Dunvegan Ct
 - 13.2 Denis & Jacqueline Wallace
 - 13.3 Assigned: Rich Potter moved, Cheryl seconded to approve, approved 6-0
- 14. 1590-1 — replacement deck
 - 14.1 12054 Hadden Hall Dr
 - 14.2 Mark & Donna Collins
 - 14.3 Assigned: Rick Seyler moved, Cheryl seconded to approve, approved 6-0
- 15. 1591-1 — tree removal
 - 15.1 8431 Fedora Dr
 - 15.2 Danielle Frazier
 - 15.3 Assigned: Rick Seyler moved, Rich seconded to approve, approved 6-0
- 16. 1596-1 —screened porch
 - 16.1 7925 Dunnottar Ct
 - 16.2 William & Kimberly Warren
 - 16.3 Assigned: Rick Seyler moved, Kim seconded to approve, approved 6-0
- 17. 1642-1 — patio with connecting walkway
 - 17.1 10901 Kalliope Dr
 - 17.2 Joel Jean
 - 17.3 Assigned: Rick Seyler moved, Kim seconded to approve, approved 6-0
- 18. 1658-1 — detached garage
 - 18.1 7424 Arabella Dr
 - 18.2 David Hay
 - 18.3 Assigned: Rick seyler moved, Cheryl seconded to approve ,approved 6-0
- 8. New Finals Assigned:
 - 1. 1590-1 — replacement deck
 - 1.1 12054 Hadden Hall Dr
 - 1.2 Mark & Donna Collins
 - 1.3 Assigned: Rick Seyler **SEE 7.14 above**
 - 2. 1591-1 — tree removal
 - 2.1 8431 Fedora Dr
 - 2.2 Danielle Frazier
 - 2.3 Assigned: Rick Seyler **SEE 7.15 above**
 - 3. 1596-1 —screened porch
 - 3.1 7925 Dunnottar Ct
 - 3.2 William & Kimberly Warren
 - 3.3 Assigned: Rick Seyler **SEE 7.16 above**
 - 4. 1642-1 — patio with connecting walkway
 - 4.1 10901 Kalliope Dr
 - 4.2 Joel Jean
 - 4.3 Assigned: Rick Seyler **SEE 7.17 above**
 - 5. 1658-1 — detached garage
 - 5.1 7424 Arabella Dr
 - 5.2 David Hay
 - 5.3 Assigned: Rick seyler **SEE 7.18 above**
 - 6. 1677-1 — fence
 - 6.1 7412 Maclachlan Dr
 - 6.2 Lionel & Leah Blair
 - 6.3 Assigned: Rich
 - 7. 1600-1 —screened porch with attached patio

- 7.1 8220 MacAndrew Ct
 - 7.2 Eric Yau
 - 7.3 Assigned: John
 - 8. 1601-1 — accessory building
 - 8.1 12600 Crathes Ln
 - 8.2 Robert & Dawn Butterworth
 - 8.3 Assigned: Rich
 - 9. 1604-1 —tree removal
 - 9.1 7813 Duntrune Dr
 - 9.2 Emmett & Cynthia Smith
 - 9.3 Assigned: John
 - 10. 1606-1 — deck
 - 10.1 11918 Europa Dr
 - 10.2 Steve Worrell
 - 10.3 Assigned: Rich
 - 11. 1607-1 — fence
 - 11.1 7600 Oban Dr
 - 11.2 Jason Cabe
 - 11.3 Assigned: Scott
9. Other New Business:

1. Appendix C and mailbox post standard paint:

This week I have responded to a homeowner notification of issues with regard to the paint for the mailbox posts. The Guidelines in Appendix C refer to the color as being Historic Tan formula 3094-01. It is deemed to be Severe Weather Valspar exterior satin latex which may be purchased at Lowes which has been scratched out and replaced with hand printed Pleasants Hardware. Needless to say there are problems with this information. While many Highlands homeowners do use our local Pleasants hardware store, there is no reason to limit them to only buying paint there. So with the rest of the committee's support, I have done some additional research into the color to identify options in other paint supplies. We intend to update Appendix C with more options and correct update information. Historic tan is an old paint color from Glidden (16892) and Duron Millenium (8741W) neither of which is available today as a standard color. Hence there is no color chip available, however, it can still be readily mixed for folks at Lowes (in Valspar or Sherwin Williams), Home Depot (in Behr or PPG/Glidden), Sherwin Williams, or Pleasants Hardware (in Benjamin Moore). I have obtained the formula code and the actual mix formula for a quart in each of these paints which we intend to add to the Appendix C. In addition, I have purchased small mixes of the Historic Tan in both the Glidden base and the Sherwin Williams base to prepare some color chips for the committee to compare the differences if noticeable.

There are several historical tans by manufacturer. The colors are not the same. Rick got samples and they are different colors. Kim will research the various paint color formulas and try to color match each. There needs to be 2-3 standard formulas found at local paint departments that the homeowners can purchase. 2. Request for outside mounted security cameras on house:

Currently not covered by guidelines. Query of committee got general response in favor of not requiring a project. Homeowners notified. As the lights are currently used there is no need to be included in the guidelines.

10. Other Old Business:

1. Update on Topping project with Board—Kim

The board requested a plat be provided to the Toppings. The ARC will not provide plats for homeowners.

2. Board of Directors approved modification A-11-Fences at the August 22nd meeting.

11. Adjournment: 7:59 p.m.

12. Next Meeting: September 5, 2018 at 6:30 p.m.