

Highlands Architectural Review Committee (ARC)
Minutes April 25, 2019

Attendance: (Meeting called to order @ 6:35 p.m.)

1. Attending: Kim Dembrosky, Rich Potter, Cheryl Rivet, Scott Birmingham, John Unkel (6:53 pm)
 2. Absent: Rick Seyler
 3. Board Members: None
 4. Homeowners present: None
2. Review of Agenda: Kim moved, Scott seconded to approve the agenda with the addition of a new application #1756 and the corrected spelling of Kneipp under 7.-10. Approved 4-0
3. Review of Minutes for April 3, 2019 The spelling of Mr. Shurland's name under 4 and 5.-3 needs to be changed. Rich moved and Scott seconded a motion to approve the minutes of April 3, 2019 with the corrected spelling of Mr. Shurland's name. Approved 4-0
4. Membership None
5. Old Business:
1. 1738-1-3 amending location of shed due to septic
 - *7419 Dunollie Dr
 - *Shurland Murren
 - *Assigned: Rick Seyer moved; Kim seconded to approve. Approved 4-0
 2. 1739-1 Detached garage
 - *8407 Europa Ct
 - *Frederick Langhorn
 - *Assigned: Kim moved; Scott seconded to approve with the condition the front of the shed have stone to match the front of the house, or that shutters would be added to the window, and four trees requested for removal be approved. Approved 4-1(Rich Potter)
 3. 1741-1 tree removal
 - *8213 Fair Isle Ter
 - *Marvin & Jean Anderson
 - *Assigned: John Unkel moved; Rich seconded to approve. Approved 5-0
 4. 1742-1 Landscape project
 - *8519 Brechin Ln
 - *Michael Beavers
 - *Assigned: Rich Potter moved; Cheryl seconded to approve. Approved 5-0
 5. 1743-1 retaining wall
 - *12824 Crathes Ln
 - *Mark Camporini
 - *Assigned: Rich Potter moved; Kim seconded to approve. Approved 5-0
 6. 1744-1 Patio & walkway
 - *12619 Crathes Ln
 - *Robert Jepsen
 - *Assigned: Cheryl Rivet moved; Kim seconded to approve. Cheryl will forward plat that was submitted by homeowner to Kim. Approved 5-0

7. 1749-1 tree removal
 - *12824 Crathes Ln
 - * Mark Camporini
 - *Assigned: Rich Potter moved; Kim seconded. Approved 5-0
6. New Project Business: (ARC Box checked 4/25/19 @ 9:30 a.m.)
 1. 1745-1 landscape drain rock
 - *8218 Macandrew Pl
 - *Kyle Doughty
 - *Assigned: John Unkel
 2. 1746-1 Detached garage
 - *7600 Oban Dr
 - *Anthony & Millicent Stevens
 - *Assigned: Rich Potter
 3. 1747-1 fence
 - *12409 Wynnstay Ct
 - *Joseph & Constance Short
 - *Assigned: Cheryl Rivet
 4. 1748-1 fence -anticipated closing 5/10/19
 - *8607 Finstown Ln
 - *Louis Barnum & Krysten Koski
 - *Assigned: Anticipated closing 5/10/19, Kim to monitor
 5. 1749-1 tree removal
 - *12824 Crathes Ln
 - * Mark Camporini
 - *Assigned: Rich Potter. -See 5 (7)
 6. 1750-1 portable basketball hoop
 - *11722 Glendevon Ter
 - *Chanda Aristud
 - *Assigned-Cancelled portable hoops do not need ARC approval
 7. 1751-1,2,3 landscaping border/rock, paver patio, deck extension
 - *8243 Fedora Dr
 - *Jason & Kimberly Kozeniesky
 - *Assigned: Scott Birmingham
 8. 1752-1 deck
 - *8301 Fedora Dr
 - *Reginald Bagby
 - *Assigned: Rich Potter
 9. 1753-1 deck
 - *8201 Aldera Ln
 - *Ramon & Regina Bell
 - *Assigned: Rich Potter
 10. 1754-1 swing set
 - *8431 Fedora Dr
 - *Danielle Frazier
 - *Assigned: Cheryl Rivet

11. 1755-1 driveway extension
*12700 Dunrobin Ct
*Robert Chapman
*Assigned: Still needs Plat
12. 1756-1 Play Set
12001 Ravenna Drive
John and Jody Parker
Assigned: Kim Dembrosky

7. Finals Assigned Previously:

1. 1506-1 Shed exchange due to review failure
*12606 Erinton Ct
*Clifton Wiley
*Assigned: Kim moved, Scott seconded to approve. Approved 5-0
2. 1635-1 2 detached garage (also see 1678-1, 2, 3)
*12712 Ballater Pl
*Richard Rood
*Assigned: Rich Potter More time awaiting county inspection approval
3. 1668-1 fence extension & brush clearing
*11001 Isadora Dr
*CJ & Anna Szuba
*Assigned: Cheryl Rivet moved Kim seconded to cancel, project not done,
no response from the homeowner. Approved 5-0
4. 1669 1&2 fence, deck & outside shower,
*11013 Aldera Pl
* Michael Lampro & Francine Groskin
*Assigned: Kim moved, Cheryl seconded to approve. Approved 5-0
5. 1670-1 Home addition
*11743 Burray Rd
*Randall Tootle
*Assigned Rick Seyler, Kim moved, Scott seconded to extend the project
for one month. Approved 5-0
- 6 1672-1 Deck
*8219 Aldera Ln
*Kerry Bunting
*Assigned: Scott Birmingham moved, Cheryl seconded to approve. Ap-
proved 5-0
7. 1676-1 fence
*8112 Braidstone Ter
*Charlie Stevenson
*Assigned: Cheryl Rivet More time needed
8. 1678-1, 2, 3 Tree removal, fence, driveway extension
*12712 Ballater Pl
*Richard Rood
*Assigned: Rich Potter More time, waiting on permit.
9. 1680-1 Swimming pool

- *11113 Sterling Cove Dr
*Jeff McKay
*Assigned: Scott Birmingham-moved and Cheryl seconded a motion for a three month extension for the pool project. Approved 5-0
10. 1682-1, 2 sunroom, deck, and generator relocation &HVAC
*8331 Sterling Cove Pl
*Stanley & DiAnne Kneipp
Assigned: Scott Birmingham moved Kim seconded a motion for a three month extension. Approved 5-0
11. 1683-1 tree removal
*8307 Shagreen Ct
*Lynn Herman
*Assigned: Rick Seyler: Cheryl moved, Rich seconded motion for approval. Approved 5-0
12. 1686-1 Tree removal
*8406 Seaview Dr
*Ron & Joyce Perkins
*Assigned: Rick Seyler Project cancelled
13. 1687-1 Shed
*8312 Fedora Dr
*Juan Gachet
*Assigned: Cheryl Rivet More time needed
14. 1691-1 playset
*7431 Maclachlan Dr
*Steve Franklin
*Assigned: Cheryl Rivet More time needed
15. 1694-1&2 addition
* 8519 Brechin Lane
*Michael Beavers
*Assigned: Rich Potter moved, Scott seconded motion for approval. Approved 5-0

8. New Finals Assigned:

1. 1740-1 fence
*8101 Aldera Ln
*Tim Rollins
*Assigned: Cheryl Rivet

9. Other New Business:

1. County definition of plot plan required for a building permit-copy of the plot plan showing setbacks from existing and proposed improvements - except for exclusively interior work. Acceptable plot plans contain the following:

- Entire property, showing all property line dimensions

- Existing dwelling, any other existing structures and location of proposed structure (all dimensions of proposed structure must be clearly indicated. For proposed accessory structures, indicate the overall height).
 - Setbacks from the closest point of the proposed structure to property lines in each direction. Label the measurements from each property line to the closest point on the structure. Be as exact as possible and label the name of road clearly.
- Rich moved, Scott seconded the motion to accept these changes as outlined above. Approved 5-0
2. Shed expectations for an all brick home. It was suggested that a homeowner submit plans for a shed with siding that matched or blended with the home, such as the color of the brick or the trim.
 3. Missing folder 1643-1-final approved 4/3/19. Folder has been found.
10. Old Business:
1. Comprehensive review of regulations-Rick-target August 2019 publishing. Committee to discuss A8-A10 finish discussing A7. It was decided to discuss this when Rick Seyler was present. Sections A7- A15 will be discussed next meeting.
 2. Mr. Camporini is appealing the ARC approval with conditions for his project to the Board of Directors. BOD meeting 3/27/19 The Board of Directors respectfully denies your appeal of the ARC decisions for project #1715. The Board of Directors supports all of the decisions of the ARC, their conditional approvals, and reasons for variances.
 3. Non-compliant projects. Kim is continuing to work with Martha and ACS to address these eyesore issues.
 4. ARC/Life at Highlands magazine article is being delivered
11. Member Voice: None
12. Adjourned: Rich moved, Scott seconded the motion to adjourn. Approved 5-0. Adjourned at 8:08 p.m.
13. Next Meeting: May 8, 2019 at 6:30 p.m.