

Highlands Architectural Review Committee (ARC) Minutes of June 5, 2019

Attendance: (Meeting called to order @ 6:30 p.m.)

1. Attending: Scott Birmingham, Kim Dembrosky, Rick Seyler
 2. Absent: Rich Potter, Cheryl rivet, John Unkel
 3. Board Members: none
 4. Homeowners present: none
2. Review of Agenda: Agenda was corrected to reflect proper assignment of project 1701-1 in section 7.10 from Rick Seyler to Rich Potter.
3. Review of Minutes for May 23, 2019: Scott Birmingham moved to accept the 'final draft' minutes published by Cheryl Rivet. Kim Dembrosky seconded the motion. Minutes approved 2-0-1
4. Membership: No activity
5. Old Business:
1. 1759-1 fence
 - *8630 Finstown Ln
 - *Bill & Eileen Conley
 - *Assigned: Rich Potter; more time needed.
 2. 1761-1 Patio, firepit, retaining wall
 - *8113 Lake Margaret Ter
 - *Louis Wayne Duman
 - *Assigned: Rich Potter; Rick Seyler as co-reviewer presented and moved to approve the project. Scott Birmingham seconded the motion. Project approved 3-0.
 3. 1762-1&2 hardscape & driveway extension
 - *11743 Burray Rd
 - *Randall Tootle
 - *Assigned: Kim Dembrosky; Project has been reassigned to Rick Seyler
6. New Project Business: (ARC Box checked 6/5/19 @ 9:30 a.m.)
1. 1763-1 accessory building
 - *8401 Rollingmist Ln
 - *Franklin & Retina Turner
 - *Assigned: Kim Dembrosky
 2. 1764-1 deck
 - *8313 Fedora Dr
 - *Anton Shaw
 - *Assigned: Scott Birmingham
 3. 1765-1 accessory building
 - *11200 Isadora Dr
 - *Juan Romero
 - *Assigned: Rick Seyler
 4. 1766-1 patio
 - *8431 Fedora Dr
 - *Danielle Frazier

*Assigned: Cheryl Rivet

7. Finals Assigned Previously:

1. 1629 1&2 swimming pool & pool house
 - *8119 Burray Ct
 - *Steve & Jennifer Palmer
 - *Assigned: Scott Birmingham moved to approve. Kim Dembrosky seconded the motion. Project review approved 3-0.
2. 1635-1 2 detached garage (also see 1678-1,2,3)
 - *12712 Ballater Pl
 - *Richard Rood
 - *Assigned: Rich Potter; more time needed.
3. 1654-1 tree removal
 - *8318 Shagreen Ct
 - *Scott & Jennifer Miller
 - *Assigned w/1655-1: Cheryl Rivet; more time needed.
4. 1655-1 play equipment
 - *8318 Shagreen Ct
 - *Scott & Jennifer Miller
 - *Assigned 2/1654-1: Cheryl Rivet; more time needed.
5. 1670-1 morning room & screened porch
 - *11743 Burray Rd
 - *Randall Tootle
 - *Assigned: Kim Dembrosky; final review reassigned to Rick Seyler.
6. 1678-1,2,3 Tree removal, fence, driveway extension
 - *12712 Ballater Pl
 - *Richard Rood
 - *Assigned: Rich Potter; more time needed
7. 1685-2 deck w/handicap ramp
 - *11106 Isadora Dr
 - *Paul & Jenny Hyland
 - *Assigned: Kim Dembrosky reported the home owner substituted a lift in place of a ramp from the deck to accommodate a wheelchair. After discussing the change, Kim Dembrosky moved and Rick Seyler seconded to approve. Project final review review was approved 3-0.
8. 1693 1&2 screen porch upgrades
 - *12513 Crathes Ln
 - *Jim Woods
 - *Assigned: Rich Potter; more time needed.
9. 1696-1 fence
 - *Kris Clark
 - *8407 Chandon Ct
 - *Assigned: Rich Potter; more time needed.
10. 1701-1 screened porch
 - *Spencer Reeves
 - *7801 Duntrune Dr

*Assigned: Rich Potter; more time needed.

11. 1706-1 fence

*8307 Shagreen Ct

*Harry Herman

*Assigned: Scott Birmingham moved to approve. Kim Dembrosky seconded the motion. Project final review was approved 3-0.

8. New Finals Assigned:

1. 1724-1 screened porch expansion/conversion

*7406 Rosemead Ln

*David Kling

*Assigned: Scott Birmingham

9. Other New Business:

1. length of extensions granted: Discussion ensued regarding when was it appropriate to grant an extension. It was agreed that for projects 'approved with conditions', the 6 month project timeline would commence when the 'conditions' were satisfied and construction commenced. Extensions to the 6 months would be addressed on or after conditions were satisfied on a project-by-project basis.
2. Rosemead-pool with no fence update: It appears the pool was done by the home builder under the builder's ARC. ACS West is conducting further investigation and the real estate agent has been notified regarding the ARC requirements for a fence.
3. Minutes: The property manager (Martha Yeager) has received two requests for back copies of ARC minutes from 2015 and 2016. She has reached out to previous ARC chairpersons for minutes not on file.

10. Old Business:

1. Comprehensive review of regulations-Rick-target August 2019 publishing. committee to discuss A15-end. Special working meeting to review regulations posted for June 27th, 2019 @ 6:30. Additionally, A6 will have to be reworked as a result of a ruling made by the BOD to not allow carports and their request to have specific requirements for breezeways that preclude their use as carports.

11. Member Voice: none

12. Adjournment: Scott Birmingham moved; Rick Seyler seconded to adjourn. 3-0 Meeting adjourned at 7:12 pm.

13. Next Meeting: June 20, 2019 at 6:30 p.m. @ Old Club house 8136 Highland Glen Dr

Respectfully submitted by Rick Seyler.