

**Highlands Architectural Review Committee (ARC)
Minutes June 20, 2019**

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

1. Attending: Kim Dembrosky, Scott Birmingham, Rich Potter, Cheryl Rivet, John Unkel (6:36)
 2. Absent: Rick Seyler
 3. Board Members: None
 4. Homeowners present: None
2. Review of Agenda: Cheryl moved and Scott seconded to approve. Approved 4-0
3. Review of Minutes for June 5, 2019: Cheryl moved and Scott seconded to approve the minutes of June 5, 2019. Scott moved Rick seconded to approve Approved 2-0-2. (Cheryl Rivet and Rich Potter abstained, were not present at 6-5 meeting)
4. Membership: None
5. Old Business:
1. 1759-1 fence
 - *8630 Finstown Ln
 - *Bill & Eileen Conley
 - *Assigned: Rich Potter Rich moved, Scott seconded to approve with the conditions that a plat and fence design be provided prior to the start of construction. Approved to proceed with conditions 4-0
 2. 1762-1&2 hardscape & driveway extension
 - *11743 Burray Rd
 - *Randall Tootle
 - *Assigned: Rick Seyler, Cheryl moved, Rich seconded to approve with the conditions that complete specifications for fence, pergola and pavers along with approval to cover the corner of the leach field be provided before construction starts. Approved to proceed under these conditions 5-0
 3. 1763-1 accessory building
 - *8401 Rollingmist Ln
 - *Franklin & Retina Turner
 - *Assigned: Kim Dembrosky More time, Homeowner seeking to identify septic location.
 4. 1764-1 deck
 - *8313 Fedora Dr
 - *Anton Shaw
 - *Assigned: Scott Birmingham Project was completed prior to submission of application and approval from ARC. Questions were raised about meeting ARC guidelines. There is no final county inspection at this time. Scott moved, Rich seconded to grant approval to proceed. Approved 5-0.
 5. 1765-1 accessory building
 - *11200 Isadora Dr
 - *Juan Romero
 - *Assigned: Rick Seyler, Rich moved, Scott seconded to approve. Approved to proceed 5-0
 6. 1766-1 patio

*8431 Fedora Dr
*Danielle Frazier
*Assigned: Cheryl, Cheryl moved, Kim seconded,
Approved to proceed 5-0

6. New Project Business: (ARC Box checked 6/20/19 @ 7:45 a.m.)

1. 1767-1 pool & fence
 - *12012 Amara Dr
 - *James Phelps
 - *Assigned: John
2. 1768-1 solar
 - *11900 Dunnottar Ter
 - *Terry Troxell
 - *Assigned: Rich

6.Finals Assigned Previously:

1. 1635-1 2 detached garage (also see 1678-1,2,3)
 - *12712 Ballater Pl
 - *Richard Rood
 - *Assigned: Rich Potter, Rich moved, Cheryl seconded. Approved 5-0
2. 1654-1 tree removal
 - *8318 Shagreen Ct
 - *Scott & Jennifer Miller
 - *Assigned w/1655-1: Cheryl Rivet, Cheryl moved, Kim seconded. Approved 5-0
3. 1655-1 play equipment
 - *8318 Shagreen Ct
 - *Scott & Jennifer Miller
 - *Assigned 2/1654-1: Cheryl Rivet, Cheryl moved, Kim seconded, Approved 5-0
4. 1670-1 morning room & screened porch
 - *11743 Burray Rd
 - *Randall Tootle
 - *Assigned: Rick Seyler, Cheryl moved, Scott seconded, Approved 5-0
5. 1678-1,2,3 Tree removal, fence, driveway extension
 - *12712 Ballater Pl
 - *Richard Rood
 - *Assigned: Rich Potter Kim made a motion to send a letter to homeowner requesting update on project. Rich seconded the motion, approved 5-0. Kim will send letter regarding project progression
6. 1693-1&2 screen porch upgrades
 - *12513 Crathes Ln
 - *Jim Woods
 - *Assigned: Rich Potter More time needed
7. 1696-1 fence
 - *Kris Clark
 - *8407 Chandon Ct

*Assigned: Rich Potter, Rich moved, Cheryl seconded. Approved 5-0

8. 1701-1 screened porch

*Spencer Reeves

*7801 Duntrune Dr

*Assigned: Rich Potter, More time needed

9. 1724-1 screened porch expansion/conversion

*7406 Rosemead Ln

*David Kling

*Assigned: Scott Birmingham, Scott moved, Rich seconded, Approved 5-0

8. New Finals Assigned:

1. 1632-1 pool & fence

*7424 Fowlis Pl

*Lance Sibley

*Assigned: Cheryl Rivet

2. 1641-1 landscape project

*Sean & Tonya Evans

*8313 Minerva Ter

*Assigned: Kim Dembrosky w/1673-1

3. 1649-1 driveway & tree removal

*8600 Braystone Dr

*Rick & Lori Alderson

*Assigned: Rick Seyler w/1650-1

4. 1650-1 paver patio

*8600 Braystone Dr

*Rick & Lori Alderson

*Assigned: Rick Seyler w/1649-1

5. 1660-1 shed

*10712 Macandrew Ln

*Mitchell & Lolita McCormick

*Assigned: Rick Seyler

6. 1673-1 pergola

*8313 Minerva Ter

*Sean & Tonya Evans

*Assigned: Kim Dembrosky w/1641-1

7. 1692-1 tree removal

*8324 Shagreen Ct

*Craig & Carole Chupp

*Assigned: John Unkel

8. 1700-1 Tree removal

*12412 Wynnstay Ln

*Sidney & Beverly Cook

*Assigned: Scott Birmingham

9. 1708-1 patio & walkway

*8324 Calypso Ln

*Sun Tai & Kyong Baik

*Assigned: John Unkel

10. 1712-1 fence
 - *Edwin & Kim Rosado
 - *11001 Aldera Pl
 - *Assigned: Rich Potter
11. 1728-1 playset
 - *12012 Sidlaw Hills Ln
 - *Cory Chatham
 - *Assigned: Cheryl Rivet or Kim

9. Other New Business:

1. ACS West letter re: no compliant shed 12812 Crathes Ln-Martha to address with board at their July meeting
2. Carport, Breezeway & pergola proposed definitions New definitions were discussed, will be agreed upon at 6-27-2019 meeting.
3. Martha sent regulations to Megan (builder ARC) and she will work with us on contractor installs not meeting our regulations.
4. Homeowner violation was brought to Martha's attention when the home was for sale. Martha said a notice would be in the closing package. The closing took place prior to the notification letter. This violation was presented to ACS West over a year before the sale of the home.

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
3. length of extensions granted-Reconsider. The committee offered various solutions, and those will be further discussed at the 6-27-2019 meeting.
4. Rosemead-pool with no fence update-Martha to discuss with board at their July meeting

11. Member Voice: none

12. Adjournment: Rich moved, John seconded to adjourn. The meeting was adjourned at 7:49 pm.

13. Next Meeting: July 10, 2019 at 6:30 p.m. @ Old Club house 8136 Highland Glen Dr

Respectively Submitted:

Cheryl Rivet