

## Highlands Architectural Review Committee (ARC) Minutes September 4, 2019

Attendance: (Meeting called to order @ 6:37p.m)

Attending: Kim Dembrosky, Rick Seyler, John Unkel, Cheryl Rivet, Rich Potter (6:43 pm)

1. Absent: Jason Dickerson
2. Board Members: None
3. Homeowners present: Mr. & Mrs. Tyson, Katarina Glomb, Hans Pflizer, Steve Lee.
2. Review of Agenda: Cheryl moved and Rich seconded to approve the agenda with the correction of Catrina's last name and 10-1 change has to have. Approved 5-0
3. Review of Minutes for August 22, 2019, Kim moved to approve the minutes, Rick seconded, approved 5-0.
4. Membership: Welcome aboard Jason! Katarina Glomb, Heather Pettis, Hans Pflizer & David Kling have expressed interest in serving on the ARC. Kim welcomed Katarina and Hans to the meeting and gave them an overview of the committee. They were encouraged to ask any questions as the meeting progressed.
5. Old Business:
  1. 1782-1,2,3 landscaping, shed & gazebo
    - \*12012 Amara Dr
    - \*James Phelps
    - \*Assigned: Rich Potter moved, Rick seconded to approve. Approved 5-0
  2. 1784-1 fence
    - \*11300 Glendevon Rd
    - \* Jason & Savannah Butler
    - \*Assigned: Cheryl Rivet moved, Rick seconded to approve with the exception that the shed doors may face front. Approved 5-0
  3. 1785-1 bulkhead at lake edge (RPA)
    - \*8412 Kintail Dr
    - \*Robert Riggs
    - \*Assigned: Rick Seyler moved, Rich seconded to approve with the condition that a landscape plan which may include flow interruptions or plantings be submitted if required for the project. Approved 5-0
  4. 1786-1 swimming pool
    - \*11701 Burray Rd
    - \*Allen Holt
    - \*Assigned: Rich Potter More time needed
  5. 1787-1 swimming pool
    - \*11013 Aldera Pl
    - \*Fran & Michael Lampro
    - \*Assigned: Kim Dembrosky More time needed
  6. 1788-1 fence
    - \*7401 Maclachlan Dr
    - \*Mark Month
    - \*Assigned: Rick Seyler moved, Rich seconded to approve. Approved 5-0

7. 1789-1 shed  
8401 Rollingmist Ln  
Franklin & Retina Turner  
Assigned: Kim Dembrosky moved, Rick seconded to approve. The project had a previous site visit by Kim and Rick. Nothing changed on the project, therefore, no new site visit required. (See 6.1 below) Approved 5-0

6. New Project Business: (ARC Box checked 9/4/19 @ 7:30 a.m.)

1. 1789-1 shed  
\*8401 Rollingmist Ln  
\*Franklin & Retina Turner  
\*Assigned: Kim Dembrosky See 5.7 above
2. 1790-1 detached garage  
12006 Amara Dr  
Detached Garage,  
Assigned: Rich Potter

homeowner was present to share information on project and answer questions. Due to the space needed the garage would have to be front-facing.

7. Finals Assigned Previously:

1. 1632-1 pool & fence  
\*7424 Fowlis Pl  
\*Lance Sibley  
\*Assigned: Cheryl Rivet-failed at our last meeting. Homeowner has submitted final county approvals. (Motion to amend a previously adopted motion) Cheryl moved, Rich seconded to approved the motion to amend and to approve the final project. Approved 5-0
2. 1641-1 landscape project  
\*Sean & Tonya Evans  
\*8313 Minerva Ter  
\*Assigned: Kim Dembrosky moved, Cheryl seconded to approve. Approved 5-0
3. 1650-1 paver patio  
\*8600 Braystone Dr  
\*Rick & Lori Alderson  
\*Assigned: Rick Seyler -30 day extension granted until 9/8/19
4. 1680-1 swimming pool  
\*11113 Sterling Cove Dr  
\* Jeff McKay  
\*Assigned: Cheryl Rivet More time needed
5. 1682-1 sunroom/deck, generator & hvac relocation  
\*8331 Sterling Cove Pl  
\*Stanley & DiAnne Kneipp  
\*Assigned: John Unkel More time needed
6. 1707-1 Landscape/hardscape  
\*11212 Sterling Cove Dr

- \*Rodney Holmes
- \*Assigned: Kim Dembrosky moved, Rick seconded to approve. Approved 5-0
- 7. 1713-1 paver patio
  - \*11821 Glendevon Ter
  - \*Paul Hendricks
  - \*Assigned: Cheryl Rivet homeowner cancelled the project.
- 8. 1714-1 tree removal
  - \*8520 Glendevon Dr
  - \*Ryan Hughes
  - \*Assigned: Rich Potter moved, John seconded, Approved 5-0
- 9. 1717-1 solar collection system
  - \*12600 Erinton Ct
  - \*Minesh Gajjar
  - \*Assigned: Rich Potter More time needed
- 10. 1719-1 front door replacement
  - \*8505 Glendevon Circle
  - \*Wazir Nobbee
  - \*Assigned: Cheryl Rivet moved, John seconded to approve. Approved 5-0
- 11. 1761-1 patio, walkway, sitting wall & fire pit
  - \*8113 Lake Margaret Ter
  - \*Louis Wayne Duman
  - \*Assigned: Rich Potter More time needed
- 12. 1771-1 fence w/tree removal as necessary
  - \*8306 Sterling Cove Pl
  - \*Lawrence Dobie
  - \*Assigned: Rick Seyler moved, John seconded to approve movement of the fence to accommodate the tree. Tree removal canceled. Approved 5-0

8. New Finals Assigned:

- 1. 1752-1 deck
  - \*8301 Fedora Dr
  - \*Reginald Bagby
  - \*Assigned: Home for sale with open ARC projects
- 2. 1757-2 Fence & shed
  - \*8301 Fedora Dr
  - \*Reginald Bagby
  - \*Assigned: Kim: Home for sale with open ARC projects ACS West has been notified there are projects on this property that do not have final ARC approval. If the projects are completed, Kim will go to do final approval.
- 3. 1744-1 screened porch
  - \*7412 Crathes Ter
  - \*Sean Albert
  - \*Assigned: Rich

9. Other New Business:

1. Requested ACS West for a process to confirm compliance and open projects with ARC for home sales at time of inspection/disclosure package requests. Since ACS West is not able to monitor the open projects for their disclosure packets it was discussed to let ACS West use our project spreadsheet in a "read only" format to better identify what is currently cataloged for each address at the time of the sale. The committee was in agreement.

10. Old Business:

1. Comprehensive review of regulations-Rick- Next BOD meeting in September - Submitted to the BOD & ACS West July 29, 2019. Attorney and board have the revision. It will be on the September BOD agenda.

2. Items before the board:

- Rosemead-pool with no fence update -Martha to discuss with board at their July meeting

-ACS West letter re: no compliant shed Crathes Ln-Martha to address with board at their July meeting

-Fedora failed final. Given an extension by ACS west until 8/31- they requested a 7/12 roof pitch which does not meet our regulations.-siding removed this week

3. project 1746-1 (Oban) homeowner began construction without submitting permits and has failed to respond to a request sent on 8/15 for permit copies-Permits Submitted by homeowner

4. project #1736-1 (Fedora) final passed but need permit and final approval to close project folder. Cheryl is working with homeowner to obtain the final approval by the county.

11. Member Voice: Mr. & Mrs. Tyson brought their documents for a front-facing garage for a home they were considering to buy. The committee advised the Tyson's that the ARC has granted allowances for front-facing garages if there is no other placement available due to situations such as lot size, drain fields etc. The committee advised them this information was not binding on their project as we have not received the application.

12. Adjournment: Rich moved to adjourn, John seconded. Approved 5-0 Adjourned 7:54 pm.

13. Next Meeting: Sept 19, 2019 at 6:30 p.m. @ Old Club house 8136 Highland Glen Dr

Respectively Submitted,

*Cheryl Rivet*