

Highlands Architectural Review Committee (ARC) Minutes September 19, 2019

Attendance: (Meeting called to order @ 6:32 p.m.)

1. Attending: Rich Potter, Kim Dembrosky, Jason Dickerson, Cheryl Rivet
 2. Absent: Rick Seyler, John Unkel
 3. Board Members: None
 4. Homeowners present: Hans Pfitzer
2. Review of Agenda: Cheryl moved to approve as amended to add 1801-1 under 9.10 , Kim seconded, Approved 4-0
3. Review of Minutes for September 4, 2019, Rich moved to approve the minutes as amended, Kim seconded. Approved 4-0
4. Membership: Katarina Glomb, John Pettis, Hans Pfitzer & David Kling have expressed interest in serving on the ARC. Katarina Glomb cannot join the ARC committee at this time. Awaiting answer from John and David.
5. Old Business:
1. 1715-1 swimming pool
 - *12824 Crathes Ln
 - *Mark Camporini
 - *Assigned: Cheryl Rivet moved to accept the fence enclosure project modification as submitted, Kim seconded. Approved 3-1-0- Rich voting no.
 2. 1786-1 swimming pool
 - *11701 Burray Rd
 - *Allen Holt
 - *Assigned: Rich Potter moved to approve with the condition that fence details are submitted and a plat with property lines defined be submitted. Cheryl seconded the motion. Approved 4-0
 3. 1787-1 swimming pool
 - *11013 Aldera Pl
 - *Fran & Michael Lampro
 - *Assigned: Kim Dembrosky-application date 8/11/19. To date no details on the project are available. Homeowner will be notified without details the project will be declined.
 4. 1790-1 Garage
 - *12006 Amara Dr
 - *Steve Lee
 - *Assigned: Rich Potter moved, Kim seconded to approve with the conditions that permits are submitted. The approval includes driveway extension and one tree removal and forward-facing doors, as the lot will not accommodate side or rear facing doors. Approved 4-0
6. New Project Business: (ARC Box checked 9/19/19 @ 8:25 a.m.)
1. 1791-1 shed
 - *11813 Fedora Pl
 - *Thomas Bonacquisti
 - *Assigned: Rich Potter

2. 1792-1 24X32 accessory building
 - *13324 Edmonton Dr
 - *Kelley Crawford
 - *Assigned: Rich Potter
3. 1793-1 10x16 shed
 - *11113 Lyndenwood Dr
 - *William Parker
 - *Assigned: Cheryl Rivet
4. 1794-1 fence
 - *11412 Braidstone Ln
 - *James & Julie Profita
 - *Assigned: Kim Dembrosky
5. 1795-1 paver walkway
 - *8306 Sterling Cove Pl
 - *Lawrence Dobie
 - *Assigned: John Unkel
6. 1796-1 swimming pool
 - *7437 Maclachlan Dr
 - *Isreal Gonzalez
 - *Assigned: Kim Dembrosky
7. 1797-1 deck
 - *11813 Fedora Pl
 - *Thomas Bonacquisti
 - *Assigned: Rich Potter, homeowner submitted application March 2019
ARC has no record of receipt. Final review assigned with two ARC mem-
bers attending. See 8(2)
8. 1798-1 new deck-rear of the home
 - *7813 Grampian Ct
 - *John & Heather Pettis
 - *Assigned: Kim Dembrosky Homeowner thought application had been
submitted previously with 6 other projects. ARC had no deck application.
Project completed-final inspection with 2 ARC members. See 8(3)
9. 1799-1 shed
 - *11009 Aldera Ct
 - *David Fordham
 - *Assigned: John Unkel
10. 1801-1 Fence
 - * 8530 Glendevon Dr Joint Application: Justin & Sarah Van-
landirghall/Lea Michelle Pugh-Lake.
 - *Joint Application: Justin & Sarah Vanlandirghall/Lea Michelle Pugh-
Lake. Joint Application: Justin & Sarah Vanlandirghall/Lea Michelle
Pugh-Lake.
 - *Assigned: Cheryl Rivet

7. Finals Assigned Previously:

1. 1650-1 paver patio

- *8600 Braystone Dr
- *Rick & Lori Alderson
- *Assigned: Rick Seyler 30 day extension granted until 9/8/19, more time
- 2. 1680-1 swimming pool
 - *11113 Sterling Cove Dr
 - * Jeff McKay
 - *Assigned: Cheryl Rivet More time
- 3. 1682-1 sunroom/deck, generator & hvac relocation
 - *8331 Sterling Cove Pl
 - *Stanley & DiAnne Kneipp
 - *Assigned: John Unkel More time
- 4. 1717-1 solar collection system
 - *12600 Erinton Ct
 - *Minesh Gajjar
 - *Assigned: Rich Potter More time
- 5. 1752-1 deck
 - *8301 Fedora Dr
 - *Reginald Bagby
 - *Assigned: Kim Dembrosky -Home for sale with open ARC projects, More time
- 6. 1761-1 patio, walkway, sitting wall & fire pit
 - *8113 Lake Margaret Ter
 - *Louis Wayne Duman
 - *Assigned: Rich Potter moved, Cheryl seconded to approve. Approved 4-0
- 7. 1757-2 Fence & shed
 - *8301 Fedora Dr
 - *Reginald Bagby
 - *Assigned: Kim Dembrosky-Home for sale with open ARC projects. More time
- 8. 1774-1 screened porch
 - *7412 Crathes Ter
 - *Sean Albert
 - *Assigned: Rich Potter moved, Kim seconded to approve. Approved 4-0

8. New Finals Assigned:

- 1. 1749-1 tree removal
 - *12824 Crathes Ln
 - *Mark Camporini
 - *Assigned: Rich Potter
- 2. 1797-1 deck
 - *11813 Fedora Pl
 - *Thomas Bonacquisti
 - *Assigned: Kim Dembrosky & Rich Potter. 2 ARC members required for final review. Homeowner submitted application in March, ARC has no record of receipt More time, (see 7-5 above).
- 3. 1798-1 new deck-rear of the home

*7813 Grampian Ct

*John & Heather Pettis

*Assigned: Kim Dembrosky Homeowner thought application had been submitted previously with 6 other projects. ARC had no deck application. Project completed-final inspection with 2 ARC members.

9. Other New Business:

1. Does the committee want to expand our committee numbers due to the increase in homes and projects that we handle? Kim moved, Cheryl seconded to increase the number of ARC member to nine. Approved 4-0
2. Appendix D was missing from the online regulations. ACS West notified.
3. Are any interested parties ready to join ARC? Have additional questions? Kim moved, Rich seconded to accept Hans Pfizer as a new member of the ARC board for a two year term. Approved 4-0
4. Kim reported the ARC has approved 82 projects so far this year.

10. Old Business:

1. Comprehensive review of regulations-Rick- Next BOD meeting in September - Submitted to the BOD & ACS West July 29, 2019. Attorney was late submitting changes so the board did not review it at their meeting on 8/16/19. ARC to re-view suggestions. Some items noted need BOD review/decision as it's outside of ARC scope. Please review suggestions in the emailed version and prepare for input/feedback at our next meeting when Rick Seyler will be present.
2. Items before the board:
 - Rosemead-pool with no fence update -Board seeking legal opinion
 - ACS West letter re: no compliant shed Crathes Ln-homeowner has requested to discuss with the board at their next regular 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
 - failed final-tree removal incomplete-BOD member to look at it.
 - board overlooked Jason Dickerson's appointment. I have brought it to Martha's attention.
3. project #1736-1 (Fedora) final passed but need permit and final approval to close project folder-Cheryl Rivet
4. Requested ACS West for a process to confirm compliance at Lake Margaret and open projects with ARC for home sales at time of inspection/disclosure package requests.-I've had no response from ACS West or Board.

11. Member Voice: None

12. Adjournment: Rich moved, Cheryl seconded to adjourn. Approved 4-0 Adjourned at 8:06 p.m.

13. Next Meeting: October 2, 2019 at 6:30 p.m. @ Old Club house 8136 Highland Glen Dr

Respectively Submitted,
Cheryl Rivet