

## Highlands Architectural Review Committee (ARC) Minutes October 17, 2019

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

1. Attending: Rick Seyler, Jason Dickerson, Hans Pfitzer, Cheryl Rivet, Kim Dembrosky, John Unkel (7:31 pm)
  2. Absent: Rich Potter
  3. Board Members: None
  4. Homeowners present: None
2. Review of Agenda: Cheryl moved to accept the agenda with the addition of 1773, Rick seconded. The agenda was approved 5-0
3. Review of Minutes for October 2, 2019 More time needed to prepare
4. Membership: None
5. Old Business:
1. 1801-1 fence
    - \*7524 Dunollie Dr
    - \*Brian & Allison Rouse
    - \*Assigned: John Unkel moved, Hans seconded to approve. Approved 6-0
  2. 1802-1 garage
    - \*10700 Sterling Cove Dr
    - \*Kaitlyn Kolster & Ariel Mejia
    - \*Assigned: Rich Potter More time needed
6. New Project Business: (ARC Box checked 10/17/19 @ 7:45 a.m.)
1. 1803-1&2 deck and landscape tree planting
    - \*11006 Thetis Place
    - \*Jean Terry Brown
    - \*Assigned: Cheryl
  2. 1804-1 swingset plus tree clearing required
    - \*8219 Fedora Dr
    - \*Danielle Brand
    - \*Assigned: Hans
7. Finals Assigned Previously:
1. 1680-1 swimming pool
    - \*11113 Sterling Cove Dr
    - \* Jeff McKay
    - \*Assigned: Cheryl Rivet More time needed
  2. 1687-1 shed
    - \*8312 Fedora Dr
    - \*Juan Gachet
    - \*Assigned: Kim Dembrosky-reassigned to Cheryl Rivet. Previous failed project. More time needed
  3. 1717-1 solar collection system
    - \*12600 Erinton Ct
    - \*Minesh Gajjar

\*Assigned: Rich Potter More time needed

4. 1737-1 swimming pool
  - \*8233 Macandrew Ct
  - \*Rolf & Sandra Henn
  - \*Assigned: John Unkel moved, Kim seconded to approve. Approved 6-0
5. 1778-1 tree removal
  - \*11900 Dunnottar Ter
  - \*Terry Troxell
  - \*Assigned: Rich Potter More time needed
  
8. New Finals Assigned:
  1. 1678 1,2,3 Garage, driveway, fence ( fence cancelled)
    - \*12712 Ballater Pl
    - \*Richard & Cindy Rood
    - \*Assigned: Rich Homeowner no longer undertaking the fence project. Will be switching to a screening project for HVAC/trash. Homeowner was asked to submit a new project for screening.
  2. 1722-1&2 Swimming Pool and fence
    - \*8312 Fedora Dr
    - \*Juan Gachet
    - \*Assigned: Cheryl
  3. 1723-1 stamped patio
    - \*11101 Kalliope Dr
    - \*Conner Leftwich
    - \*Assigned: Jason
  4. 1725-1 regrade slope & decorative rock addition
    - \*11412 Black Isle Way
    - \*Melanie & Becky Bach
    - \*Assigned: John
  5. 1727-1 hot tub, hardscape, generator pad, deck extension
    - \*12813 Abernathy Ln
    - \*Jeff & Pam Hahn
    - \*Assigned: Hans
  6. 1739-1 garage
    - \*8407 Europa Ct
    - \*Fredrick Langhorn
    - \*Assigned: Kim
  7. 1773-1 20X16 Shed
    - \* 12713 Erinton Ter
    - Dickie King
    - \* Assigned: Cheryl
  8. 1783-1 awning
    - \*8207 Ravenna Ter
    - \*Larry & Brenda Price
    - \*Assigned: Cheryl

9. Other New Business:

1. John Unkel will be leaving ARC at the end of his term- 1/3/20.
2. 2020 draft meeting dates submitted for review and input.

Cheryl moved, Jason seconded to accept the 2020 meeting calendar. Approved 5-0

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.
- failed final-tree removal incomplete-BOD member to look at it.
- request to expand membership to 9 submitted to the board on 10/1/19

3. project #1736-1 (Fedora) final passed but need permit and final approval to close project folder-Cheryl Rivet. More time needed.

4. Requested ACS West for a process to confirm compliance 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. Fedora (1752-1 &1757-1,2) open projects left off disclosure package.

5. Rework the wording on the application for entering property with or without permission. Changes were made to the back of the app for simplification.

6. Regulations not updated to reflect the removal of "no double Dutch lap is allowed" A14.4 from January 2019-still not updated as of 10/16/19

11. Member Voice: None

12. Adjournment: Kim moved, John seconded motion for adjournment. Approved 6-0. Adjourned 7:35 pm.

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

Respectively Submitted,

*Cheryl Rivet*