

**Highlands Architectural Review Committee (ARC)
Minutes November 6, 2019**

Attendance: (Meeting called to order @6:35 p.m.)

1. Attending: Kim Dembrosky, Cheryl Rivet, Rick Seyler, Rich Potter, John Unkel, Hans Pfitzer (7:22 p.m.)
2. Absent: Jason Dickerson
3. Board Members: None
4. Homeowners present: None

2. Review of Agenda: Cheryl moved, John seconded the motion to approve. Approved 5-0.

3. Review of Minutes for October 2, 2019 & October 17, 2019 & October 22, 2019 special meeting. Rich moved, John seconded to accept the minutes of October 2. Approved 3-0-2 (Cheryl and Rick were not present at the October 2nd meeting). Rich moved and Rick seconded the motion to approved the minutes of October 17 and October 22. Approved 5-0

4. Membership: It was announced that this was the last meeting for Rick Seyler. Rick has been the backbone of this committee for many years and his expertise will be sorely missed. The committee thanked Rick for his hard work on both the ARC and his hours of work in re-writing the ARC Guidelines.

5. Old Business:

1. 1802-1 garage

*10700 Sterling Cove Dr

*Kaitlyn Kolster & Ariel Mejia

*Assigned: Rich Potter moved and Cheryl seconded to approve with the following conditions: windows added on side facing neighbor's home, and adding a vent to the front of the garage.

2. 1803-1&2 deck and landscape tree planting

*11006 Thetis Place

*Jean Terry Brown

*Assigned: Cheryl Rivet moved, Rick seconded to approve. Approved 5-0

3. 1804-1 swingset plus tree clearing required

*8219 Fedora Dr

*Danielle Brand

*Assigned: Hans Pfitzer, Cheryl moved, Rick seconded to approve. Approved 5-0

6. New Project Business: (ARC Box checked 11/6/19 @ 8:55 a.m.)

1. 1805-1 flag pole

*11912 Culloden Lane

*Garat Shick

*Assigned: Rich

2. 1806-1 patio

*7606 Dunollie Dr

*Jonathan Dossie

*Assigned: Rich

3. 1807-1 fence

*11206 Kalliope Dr

*Dawn Wade

*Assigned: Cheryl

7. Finals Assigned Previously:

1. 1678-1,2,3 Garage, driveway, fence

*12712 Ballater Pl

*Richard & Cindy Rood

*Assigned: Rich Potter 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. Rich moved, Kim seconded to approve the garage and driveway extension. Approved 5-0

2. 1680-1 swimming pool

*11113 Sterling Cove Dr

* Jeff McKay

*Assigned: Cheryl Rivet More time needed

3. 1687-1 shed

*8312 Fedora Dr

*Juan Gachet

*Assigned: Kim Dembrosky-reassigned to Cheryl Rivet. Previous failed project Cheryl moved, Kim seconded to approve. Approved 5-0

4. 1717-1 solar collection system

*12600 Erinton Ct

*Minesh Gajjar

*Assigned: Rich Potter, More time needed

5. 1722-1&2 Swimming Pool & Fence

*8312 Fedora Dr

*Juan Gachet

*Assigned: Cheryl Rivet More time needed

6. 1723-1 stamped patio

*11101 Kalliope Dr

*Conner Leftwich

*Assigned: Jason Dickerson More time needed

7. 1725-1 regrade slope & decorative rock addition

*11412 Black Isle Way

*Melanie & Becky Bach

*Assigned: John Unkel moved, Rich seconded to approve. Approved 5-0

8. 1727-1 hot tub, hardscape, generator pad, deck extension

*12813 Abernathy Ln

*Jeff & Pam Hahn

*Assigned: Hans Pfitzer Homeowner has requested extension. Hans moved, Rich seconded to approve a sixty day extension. Approved 5-0

9. 1739-1 garage

*8407 Europa Ct

*Fredrick Langhorn

*Assigned: Kim Dembrosky More time needed

10. 1773-1 shed

- *12713 Erinton Ter
- *Dickie King
- *Assigned: Cheryl Rivet More time, copy of county final needed,
- 11. 1778-1 tree removal
 - *11900 Dunnottar Ter
 - *Terry Troxell
 - *Assigned: Rich Potter moved, Cheryl seconded to approve. Approved 5-0
- 12. 1783-1 awning
 - *8207 Ravenna Ter
 - *Larry & Brenda Price
 - *Assigned: Cheryl Rivet moved, Kim seconded to approve. Approved 5-0

- 8. New Finals Assigned:
 - 1. 1729-1 driveway extension
 - *11519 Fair Isle Dr
 - *Andre & Jeung Desima
 - *Assigned: Kim Dembrosky
 - 2. 1730-1 tree removal
 - *11831 Dunnottar Ter
 - *Willie Crew III
 - *Assigned: Kim Dembrosky
 - 3. 1731-1 shed
 - *12012 Hadden Hall Dr
 - *Frank & Kimberly Plummer
 - *Assigned: Cheryl Rivet
 - 4. 1732-1 driveway replacement
 - *8319 Fedora Dr
 - *Kathy Hood
 - *Assigned: John Unkel
 - 5. 1733-1 covered deck
 - *7512 Dunollie Dr
 - *Carlton Varnell
 - *Assigned: Rich Potter
 - 6. 1734-1 tree removal
 - *8600 Braystone Dr
 - *Rick Alderson
 - *Assigned: Kim Demborsky
 - 7. 1735-1 patio
 - *12001 Dunnottar Dr
 - *David & Tiffany Hoylman
 - *Assigned: Kim Dembrosky
 - 8. 1768-1 solar
 - * 11900 Dunnottar Ter
 - *Terry Troxell
 - *Assigned: Rich Potter

9. 1780-1&2 fence, paver patio w/fire pit

*8031 Clancy Pl

*Michael Marretti

*Assigned: Hans Pfitzer

10. 1789-1 shed

*8401 Rollingmist Ln

*Franklin & Retina Turner

*Assigned: Kim Dembrosky

9. Other New Business:

1.

10. Old Business:

1. Comprehensive review of regulations-Final review and approval. Several changes were made to the final draft of the guidelines. Rick moved, Cheryl seconded to approve with the changes discussed. Approved 6-0. The final Comprehensive review will be sent to the Board for approval.

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-received permits and final county approval

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.-new homeowner has been in contact with me and we will work towards arranging a final inspection after the county approves the deck.

5. Regulations not updated to reflect the removal of "no double Dutch lap is allowed" A14.4 from January 2019-still not updated as of 10/16/19ACS West waiting for new regulations to be issued.

11. Member Voice: None

12. Adjournment: Rich moved, Rick seconded to adjourn. Approved 5-0, Adjourned at 7:46 pm

13. Next Meeting: November 21, 2019 at 6:30 p.m. @ Old Club house 8136 Highland Glen Dr