

Highlands Architectural Review Committee (ARC)  
Minutes- July 12, 2017

1. Attendance: (Meeting called to order: 6:40 p.m.)
  - a. Attending: Rick Seyler, Richard Godbeer, Kim Dembrosky
  - b. Absent: Cheryl Rivet, Bart Stewart
  - c. Board Member: none
  - d. Homeowners present:none
2. Review of Agenda:
3. Review of Minutes for June 22, 2017: Richard moved as amended; Rick seconded So Voted: 3-0
4. Membership: none
5. Old Business:
  - a. 1562-1 –Tree removal
    - i. 11212 Kalliope Dr
    - ii. Abiodun & Cecilia Adekoya
    - iii. Assigned: Cheryl Rivet; approval pending receipt of plot map-more time
  - b. 1574-1 – Detached garage
    - i. 7401 Crathes Terr
    - ii. Elliott & donna DeJarnette
    - iii. Assigned: Cheryl Rivet on hold pending revised plans-more time
  - c. 1580-1—basketball hoop
    - i. 12001 Sidlaw Hills Lane
    - ii. Jeffrey Cree
    - iii. Assigned: Cheryl Rivet moved; Rick seconded to approve by e-ballot; approved 3-0-2 (Dembrosky & Stewart)
  - d. 1581-1,-2 –1) change siding color; -2) change color of shutters and doors
    - i. 8225 Sterling Cove Ter
    - ii. Juan & Nathaly Gutierrez
    - iii. Assigned: Kim Dembrosky moved, Cheryl seconded to approve by e-ballot; approved 4-0-1 (Stewart)
  - e. 1582-1 –detached garage
    - i. 12112 GlenKilchurn Dr
    - ii. Ronald O'Shields
    - iii. Assigned: Rick Seyler moved; Richard seconded to approve. So voted: 3-0
  - f. 1583-1-2—1)replace front door, -2) replace garage door
    - i. 8519 Brechin Lane
    - ii. Michael Beavers
    - iii. Assigned: Rick Seyler moved; Kim seconded to approve. So voted 3-0
6. New Project Business: ARC box checked 7:00 a.m. 7/12/17
  - a. 1583-1-2—1)replace front door, -2) replace garage door
    - i. 8519 Brechin Lane
    - ii. Michael Beavers
    - iii. Assigned: Rick Seyler-Approved under old business above 5(f)
  - b. 1584-1 --In ground pool with fence
    - i. 8418 Kalliope Place
    - ii. Mike Magruder
    - iii. Assigned: Kim
  - c. 1585-1 –generator

- i. 8418 Fedora Dr
- ii. James Dean
- iii. Assigned: Richard

7. Finals Assigned Previously:

- a. 1485-1-2 – 1) In-ground pool; 2) Fence/barrier
  - i. 8301 Seaview Drive
  - ii. Kelly Kieff & Nocola McCloskey
  - iii. Assigned: reassigned to Richard Godbeer-More time
- b. 1492-1-2 –1) In-ground pool; 2) Fence
  - i. 8318 Kalipso Lane
  - ii. Thomas Brovillard
  - iii. Assigned: reassigned to Bart Stewart-More Time
- c. 1555-1 – Accessory building
  - i. 7900 Dunnottar Ct
  - ii. Mike Howerton
  - iii. Assigned: Kim Dembrosky moved; Rick seconded to approve. So voted 3-0
- d. 1573-1 –tree removal
  - i. 12219 Hadden Hall Dr
  - ii. Joe Gagnier
  - iii. Assigned: Rick Seyler moved; Kim seconded to approve. So voted 3-0

8. New Finals Assigned:

- a. 1573-1 –tree removal
  - i. 12219 Hadden Hall Dr
  - ii. Joe GagnierAssigned: Rick Seyler-voted above under 7(d)

9. Other New Business: none

10. Other Old Business:

- a. Guideline revisions.-more time
- b. HOA Board meeting July 19, 2017 at 6:30 pm input items-After constructive discussion 4 primary themes were identified.
  - 1. Board-ARC interactions/communications-minimal contact with no direct Board presence on ARC with the passing of Terry.
  - 2. Communications from the Board to the Highlands Community-Hail storm instructions posted but no notice of such; guideline changes not posted on website or communicated to residents.
  - 3. Contractor ARC guidelines and enforcement are not necessarily compliant with HOA ARC-accessory building with 4 ½ pitch; solid white vinyl fence
  - 4. Guideline are not unilaterally enforced-ACS West inspections of sold properties; violation letters; changes to properties without ARC projects not identified. Bottom line:Are we promoting a dual standard to Highlands Residents.
- c. Pool Guidelines-more time

11. Adjournment: 7:45 p.m.

12. Next meeting: July 27, 2017 at 6:30 p.m.

