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**APPROVED**

**Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Zoom Meeting  
Wednesday, June 9, 2021  
7:00 PM**

**6:00PM - Members of the Committee met in person to preview the applications in order to expedite the review to fit within the allotted time frame for zoom**

1. **Call to order:** 7:00PM
2. **HARC Committee Members:** Marcelline Mahern, Chair ( Administrator), Kurt Eleam, Ernest Stockinger. Absent: Troy Killorn, Patrick Isaacs, Chris Brittle, alternate
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle, abs.
4. **Guests:** Eric Kaufman ( architect for 1797 Durrow), Nini McNeill, Laurie Foster, Marco Moroyoqui and Cynthia Lynch
5. **Minutes:** The May 14, 2021 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in May and applicants notified:**
  - a. 1306 Misawa/Mendoza - add shed ( denied/revision)
  - b. 1925 Beltaine/Smith - replace lawn with xeriscape ( approved)
  - c. 1892 Landmark/Brown - add gazebo ( approved)
  - d. 2894 Dominion/Murphy - replace lawn with xeriscape ( approved)
  - e. 2312 Bennington/Wang -remove and replace nonconforming landscape ( approved)
  - f. 3048 Overlook/Hernandez/Young-Taw - install unground pool ( approved)
  - g. 2862 Olivewood/Powell - repaint ( approved)
  - h. 2808 Olivewood/McNeill - add shed ( denied revision)
  - i. 8155 Carlisle/Carnate - repaint ( approved)
  - j. 1797 Durrow/Sohal - custom home ( requested material board)
  - k. 2338 Bennington/Franco - remove illegal road ( referred to HPOA board)
  - l. 2368 Langton/Thomas - repaint/stain - ( approved prior to meeting)
  - m. 2550 Marshfield/Glover - repaint ( approved prior to meeting)
7. **Projects or Issues to review:**
  1. **Old business:**
    - a. **1797 Durrow Court/Sohal- custom home ( design of house only approved 3-0)** The applicant's architect provided material boards with samples of the paint colors, stone, paver, and roof tiles and photos of the doors, fixtures, windows, decks, pool and driveway. He also provided colored rendering of the house from the front and back. The Committee was in favor of all of the elements regarding the house,

driveway, decks, sitting areas, pool and barbecue. The Committee voted to approve those portions of the plans.

The Applicant requested the ability to submit the landscape plan at a later date but prior to the start of construction. This would give them the ability to submit to the City of Vallejo permitting process. The Committee agreed.

However there is an element of the design that the Committee did not approve. The plan includes a glass pool cover. The Committee is concerned that because the back of the house is what is highly visible from Landmark, the golf course and the community, the pool cover would become the focal point of the property. The cover is unattractive appearing like a green house or birdcage. The Committee is directing the applicants to either eliminate the pool cover or create a better design. The pool cover issue will be included in the landscape plan submittal.

- b. **1306 Misawa/Mendoza - add shed ( denied 3-0).** Mr. Mendoza submitted an applications months age to add a shed to the the side yard which is very visible. The Committee gave him several options that required a revised plan. The revised plan was still lacking elements to screen the shed and match it to the house in color and design. He has not responded to the latest communication. Therefore the project is denied.
- c. **2807 Olivewood/McNeill - add shed ( approved 3-0).** Nini McNeill submitted a revised diagram of the yard indicating the location of a proposed shed. The shed meets all the setback and size requirements and was approved.
- d. **7008 Alder Creek/Valle - repair and repaint shutters ( referred to HPOA).** The residents were served a courtesy notice to repair and repaint their shutters and trim. The board and HARC agreed that they should concentrate on the shutters now and directed them to repair the lower shutter in the front and repaint all the shutters in the front of the house. They have only completed work on the lower window repaired shutter, claiming they are unable to hire a painter to complete such a small job. The Committee restated the direction to repaint all the shutters to avoid further action by the HPOA Board.

## 2. New Projects:

- a. **3017 Overlook/Foster - install artificial turf in backyard and add a decomposed granite patio under a previously approved gazebo. ( approved 3-0).** Laurie Foster submitted an application to add 503 square feet of artificial turf to the backyard. She provided a sample that meets all the requirements in the Hiddenbrooke Landscape and Design Guidelines. She chose Heavenly Greens who have had success in Hiddenbrooke in the past. She will also add a decomposed granite area under the gazebo that was previously approved
- b. **1149 Songwood/Huang - repaint body of home ( approved 3-0).** Mr. Haung recently removed bushes from the front of his house leaving exposed paint of different shades. He was unable to match the existing faded color and is requesting approval to repaint the entire body of house. He proposes a shade from our Kelly Moore schemes. At this time he only wants to repaint the body and not the trim, shutters and doors. The Committee approved his request and strongly encourages him to consider including refreshing the trim paint to save in the long term and prevent future issues. Painters do not like to do a trim only job and the add-on should be minimal when combined with the house.
- c. **2501 Marshfield/Abadilla - added sheds ( postponed)**
- d. **1933 Landmark/Moroyoqui - replace stone walkway with concrete and remove tree ( approved 3-0).** Marco Moroyoqui recently purchased this home and is planning on moving in by the end of the month. There are existing stone walkways on both sides of the house that are uneven and dangerous. He applied to replace them with concrete. He

also wants to replace an olive tree in the front side yard with another variety of citrus or one from the approved tree list. The Committee approved both requests. He will be directed to plant a 15 gallon tree or larger.

- e. **8105 Carlisle Way/Lynch - repaint ( approved 3-0).** Cynthia Lynch applied to repaint her house. She supplied several color combinations and the Committee approved her first choice. However she still needs to obtain the approval from the local HOA for the Reflections subdivision.
- f. **2025 Bennington/Frazier - requested preliminary review of proposed of backyard plan including swim spa. ( can proceed 3-0).** The Fraziers are new to Hiddenbrooke. They plan on making comprehensive improvements to their backyard including a swim/spa pool. The inquired if their plan could be approved before they hired a designer. The plans met the guidelines regarding setbacks and the Committee indicated they could proceed.

**8. Solar applications approved by Chair:**

- a. **1852 Landmark/Wildermuth - added solar panels**
- b. **7112 South Hill/Dumloa - solar**
- c. **7271 Willow Creek/Acosta - solar**

**9. Minor Projects approved by Chair:**

- a. **2971 Carlingford/Gonzales - repaint same**
- b. **6219 Newhaven/Haydock - repaint with Villas HOA approval**

**10. Upcoming Projects and Issues:**

- A. **2501 Marshfield/Abadilla - add sheds**

**11. HPOA Board report - Chris Brittle**

**12. Items for discussion:**

- a. **Kurt Eleam moving - need for possibly 2 new HARC members**

**13. Future Meetings:** The next meeting is scheduled for: July 14, 2021/7:00PM

**14. Adjourned: 7:40PM**