



**APPROVED**

**Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Garden Room, Hiddenbrooke Golf Club  
November 14, 2018  
7:00 PM**

1. **Call to order:** 7:00PM
2. **HARC Committee Members:** Marcelline Mahern, Chair ( Administrator),  
Chris Brittle, Kurt Eleam, Troy Killorn, Christine Fitzgerald
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Cyril Fernandez
5. **Minutes:** The October 10, 2018 minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee in October and applicants notified:**
  - a. 1370 Wildwing/Stockinger - comprehensive landscape plan ( approved)
  - b. 1649 Landmark/Scarborough - repaint ( revised colors approved)
  - c. 5120 Carisbrook/Dirilo - add artificial turf to back ( approved)
  - d. 1928 Landmark/Singh - nonconforming gate, fence and shed (denied with stipulation to resubmit for November )
  - e. 1504 Landmark/Nash - tree removal and landscape plan ( approved plan and one tree removal, denied second tree removal)
  - f. 2556 Marshfield/Farol/Verano - added stone path. ( pending )
  - g. 6581 Deerfield/Prado rehab back yard and add pergola ( denied/revision)
  - h. 6658 Chalk Hill/Fuchs - extend patio, add pergola, repaint house and rehab front yard. ( Approved subject to Summit HOA)
  - i. 7060 Alder Creek /Wells - inquiry regarding garage door without windows (denied)
  - j. 5042 Staghorn/Van Dam - inquiry bird deterrent - (suggestions). She later advised the Committee of the product she will use.
7. **New Project/Issues for Review:**
  - a. 6581 Deerfield/Prado - revised plan for patio and pergola ( approved 5-0). The applicant resubmitted his plan for a patio and pergola that contained all the correct dimensions. The plan complied with all the setbacks and fell within the limitations on hardscape for small yards. The Committee approved the plan but requested that he submit a list of plants from the approved plant list that will be used as a border when he gets to that stage of the project.

- b. 1928 Landmark/Singh - nonconforming gate, fence and shed. ( refer to CC&R)** The Singhs did not resubmit the plan for the gate as directed. They also have made the other changes to the fence and shed without an approved plan. They will be referred to the CC&R manager (Omni) for a hearing and further action.
- c. 2729 Overlook/Cadiz - replace sliding doors with French doors ( approved 5-0).** The applicants submitted plans for new French doors and glass side panels. The Committee favored the change and approved the project.
- d. 1648 Landmark/Fernandez - add a large paver patio. ( approved 5-0).** Mr. Fernandez submitted an application to add a 1300 sf paver patio to the backyard which had never been landscaped. The patio fell within the limits of hardscape and was approved. The Committee also approved a walkway to the side of the house that was not included in the plan. Once that portion of the improvements are completed, he is to provide a list the plants to use around the perimeter of the patio. He must also install an irrigation system for the plants. A separate drain is not required for a paver patio.
- e. 1876 Landmark/Cross - added terraced patio and retaining wall to backyard. (ap- proved 5-0).** Mr. Cross had completed most of this project without HARC approval. Once he received a notice he submitted the application with a diagram and photos. The Committee concluded that the retaining wall did to exceed thirty six inches and did not need to be engineered. Drainage would not be an issue. The Committee decided the patio was a nice addition and approved the project with the reminder that HARC approval is required for all changes to the property even in backyard.
- f. 3056 Overlook/Francisco - rehab front yard. ( approved 5-0).** Mr. Francisco applied to make changes to his front yard especially the area to the far right side of the driveway that was difficult to keep irrigated. The plan called out removing a large portion of lawn and replacing it with drought tolerant plants and bark. He also is proposing removing a tree on the left side yard and adding a variety of plants to match the other section of the front yard. Sixty percent of the lawn will remain. The Committee voted to approve the project but will direct the applicant to also remove the stump and roots when removing a tree.
- g. 2567 Marshfield/Luckinbill - tree removal and replacement. ( approved 5-0).** The Luckinbill hired an arborist to inspect a very large pear tree in their front yard. It was determined that the tree was dead due to a fungus disease. They applied to remove the tree immediately and treat the diseased area. They indicated that they would replace the tree in the future with either crepe myrtle or Chinese pistachio. The Committee agreed that the tree could be removed immediately but had concerns about the timing for a replacement and the type of tree which will now be the only street tree in the front yard. The previous owners had removed a large street tree in 2016 and were not required to re-plant another street tree by the City. The Committee approved the application with the condition that the applicant submit a revised plan indicating the type of tree and its location in the yard. The new tree should be closer to the street and a twenty-four inch box tree from the City's approved tree list. They will have six months to complete the project.

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

- a. 2531 Marshfield/Nolan**

**9. Minor Projects approved by Chair: none**

**10. Upcoming Projects and Issues:**

- a. 1773 Darrow Court/ Williams - custom home**

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

- a. Chris reported that the new ADU rules were adopted for the interim time until the CC&R updates are complete.**

- b. The two Rover Custom Homes (with ADUs) are still being reviewed by the City and will be heard by the Planning Commission in the near future.**

**12. Items for discussion:**

- a. December Meeting:** Marcelline met with Jamal Williams who has purchased a lot on Durrow Court and is requesting a preliminary review in December. The Committee agreed to meet.
- b. Updates to the Guidelines and CC&Rs** were discussed. Marcelline will provide an outline of proposed changes for the December meeting.
- c. Kurt volunteered to research new fence stains at Home Depot and Lowes**

**13. Future Meetings:** The next meeting is scheduled for: December 12, 2018/7:00 PM

**14. Adjourned:** 8:50 PM