



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom Call
Wednesday, February 10, 2021
7:00 PM**

6:15PM

There was pre HARC meeting for the Committee members to review the projects in order to expedite the meeting with the applicants.

1. **Call to order for regular Meeting:** 7:02PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Chris Brittle, Kurt Eleam, Troy Killorn, Ernest Stockinger
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Patrick Issacs, Christina Valdes, Ed Concepcion, Sharon and Alfonso Curry
5. **Minutes:** The January 13, 2021 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in November and applicants notified**
 - a. 3032 Overlook/Canan/Stevens - repaint (approved)
 - b. 7113 South Hill/Cameron - replaced lawn (approved w/ conditions)
 - c. 2358 Lansdowne/Wise - add retaining wall, concrete and shed) approved)
 - d. 3017 Overlook/Foster - add gazebo (approved)
 - e. 6521 Deerfield/Geronimo - rehab backyard (approved)
 - f. 8127 Carlisle/Adams - repaint (approved)
 - g. 2274 Bennington/Rashid - nonconforming plan (request revisions)
 - h. 2737 Olivewood/Issacs - replace flagstone (approved)
7. **Solar applications approved by Chair:** none
8. **Minor Projects approved by Chair**
 - a. 2249 Bennington/Ruald - replace windows
 - b. 1559 Landmark/ Millan - repaint front door
9. **New Projects and Issues:**
 - a. 2312 Bennington/Wang - nonconforming landscaping (denied 4-0). Leonor Wang received a courtesy notice for making changes to the front yard that do not comply with the Hiddenbrooke Landscape and Design Guidelines. She was directed to submit an application to HARC. Upon receipt of the application form and a photo, the applicant was informed that the work and submittals was not in compliance and they should submit a diagram with exhibits that follow the submittal guidelines for xeriscape by 2/3/21

for the 2/10/21 HARC meeting. Nothing was submitted and therefore the Committee voted to deny the application and refer the matter to the HPOA Board for further action.

- b. 1520 Landmark/Concepcion - add rock paver walkway, expand driveway and repaint. (partially approved 4-0).** Ed Concepcion submitted an application to expand the driveway by two feet, add a rock and paver walkway and repaint the house. Unfortunately the section of the application referring to house paint was incomplete and needed additional review. The Chair will visit the house to evaluate the actual paint colors and can approve if in compliance. The Committee did approve the expansion of the driveway. However, the Committee had concerns about the area between the driveway expansion and the retaining wall. The applicant proposed grey rocks with large grey pavers laid on top. The appearance was very stark and not in compliance with the guidelines that call for some amount of vegetation. Once the expansion is complete, the applicant will submit a new design that includes plants or ground cover along with bark for a more natural appearance. No fee will be charged.
- c. 1930 Beltaine/Curry - comprehensive backyard landscape plan (approved 5-0).** The Curry's submitted a very comprehensive landscape plan for their backyard. The plan includes several retaining walls, new patio and walkways, an outdoor kitchen, an attached trellis and a large variety of plants and trees. The plan was professionally prepared and a licensed contractor will complete the work. Mr. Curry raised the issue of the use of portable restrooms. The Chair will verify the length of time that one is allowed. The applicant committed to remove the facility over the weekends. This was deemed reasonable and the project was approved.
- d. 2927 Carlingford/Valdes - repaint. (approved as amended 5-0).** Christina Valdes applied to repaint her home in the Masters. Her original application included dark black shutters. Prior to the meeting she was advised to choose another shade for the shutters as the black shutters and doors are only allowed in certain neighborhoods that did not include the Masters. She choose another approved color and the project was approved.
- e. 2850 Thornbury/Foster - extend timeframe to replace fence (an extension to replace conforming gate was granted 5-0).** The Committee granted a 60 day extension to Committee review her request to add a generator to her yard.
- f. 2274 Bennington/Rashid - revised front yard plan (request for a new plan that indicates the actual work 5-0).** The owner of the property has received numerous notices that his property is in violation of the Hiddenbrooke Landscape Guidelines. After a year HARC did receive a plan for the landscaping. However it was in a format that was difficult to review and the applicants were asked to provide a pdf form. Due to the covid pandemic, attention to the matter was stalled. Finally in September 2020, a pdf plan was received and reviewed in October, 2020. The plan included rows of trees on both sides of the lawn area, five trees in rings in the center of the lawns, multiple borders with plants and mulch and a flower bed to conceal utility pipes. The Committee concluded that the plan was confusing, containing multiple elements that did not create a cohesive appearance. The Committee retracted several of its original requests for more plants and directed the applicant to complete the project in phases to be evaluated in a year or so. Specifically they were instructed to eliminate all the borders, the five trees and to add sod to cover all dirt area. They were also instructed to provide a plan that screened the Z shaped sidewalk. For some unexplainable reason the owner thought his original plan was approved and started work that included all the elements the Committee had wanted eliminated. Two members of the Committee and the president of the HPOA met with the owner to resolve the issues. The owners indicated that: a) they no longer were planning on the rows of trees on the perimeter of the property; b) the sidewalk was a condition imposed by the City at the time of construction; and c) the proposed sod and borders and trees would screen the appearance of the sidewalk. They were also willing to run the sod to the sidewalk eliminating the borders closest to the sidewalk. The two members shared the new information with Committee and more issues were raised.

Therefore, the Committee is requesting a new plan be submitted that exactly represents what is proposed in accordance with the direction of the Committee including the items mentioned as a compromise. However the members agreed that this project has taken far too long and we must consider compromises to facilitate a resolution.

10. Upcoming Projects:

- a. 1797 Durrown/Sohal - custom home
- b. 6634 Solitude/Morris - rehab backyard
- c. 2368 Langton/Thomas - repaint (stain)
- d. 1306 Misawa/Mendoza - add shed
- e. 2302 Broadleigh/Dopp - custom home - the applicant will be directed to proceed to a preliminary review after pointing out the areas that do not comply with the Guidelines
- f. 2346 Langton/Von Studnitz- The applicant will have to apply new paint samples on the side of the house, so the Committee can see all the shades in one place.

11. HPOA Board report - Chris Brittle

- a. The Board is making new efforts to ensure the CC&R issues are addressed in a timely manner resulting in an increase in monthly hearings.
- b. Over 700 golf course surveys were received and will be presented at the Board meeting.

12. Items for discussion:

- a. The Chair will work on a new format for the agendas
- b. The Committee agreed upon a policy of giving feedback to any conceptual plan for a custom home.
- c. The Chair presented possible language for the approval letter regarding HARC's liability and the applicant's responsibility to obtain permits. Ernest will edit the language for Committee review.

13. Future Meetings: The next meeting is scheduled for: March 10, 2021

14. Adjourned: 8:12 PM