



**APPROVED**

**Minutes**

**Hiddenbrooke Architectural Review Committee (HARC)**

**Garden Room, Hiddenbrooke Golf Club**

**Wednesday, September 11, 2019**

**7:00 PM**

1. **Call to order:** 7:00PM
2. **HARC Committee Members:** Marcelline Mahern, Chair ( Administrator),  
Chris Brittle, Kurt Elean, Troy Killorn, Christine Fitzgerald, Ernest Stockinger
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Deb McGrew, Andre Crisp, Erica von Studnitz
5. **Minutes:** The August 14, 2019 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in November and applicants notified :**
  - a. **2347 Lansdowne/Salgado - remove trees and rehab landscaping ( partially approved)**
  - b. **2361 Langton/Lai - rehab front yards ( approved)**
  - c. **7224 Willow Creek/Lewis - repainted without HARC approval ( requested revision)**
  - d. **7072 Alder Creek/Ligocki - rehab font yard ( approved)**
  - e. **2336 Langton.Luna - add extra room (approved)**
  - f. **5027 Staghorn/Mazutis - repaint ( approved)**
  - g. **2382 Lansdowne/Uhlich - repaint, remove trellis, rehab landscaping ( approved)**
  - h. **8115 Carlisle/Javier - add paver patio ( approved)**
  - i. **4036 Nottingham/Cambra/Kish - rehab front yard ( approved per individual member)**
7. **New projects/Issues for review:**
  - a. **2062 Bennington/Bower - replace windows and doors ( approved 5-0).** The applicant proposes to replace six windows and one patio door. The windows and door are high quality by Renewal by Anderson. There will be little change to exterior of the front of the house. The Committee voted to approve the application as submitted.
  - b. **2300 Bennington/Crisp - repaint, replace windows, front and garage doors and re-  
place stairs ( approved 5-0).** Andre and Allison Crisp applied to make several improvements to the exterior of their unique home as follows:
    - a. Repaint the house in various shades of gray;
    - b. Replace the glass block window with clear glass panels;
    - c. Replace the front door and side glass panel with a large frosted glass door;

- d. Replace the garage door with new doors that include frosted glass squares in place of the existing wood ones;
- e. Repair and replace the flagstone stair case with concrete stairs to match the driveway.

The Committee recognizes that this house is unique to the Community and will never fully conform to the Design Guidelines. With that in mind, the Committee concluded that the improvements were attractive and appropriate for this home and voted to approve them as submitted.

**c. 2346 Langton/von Studnitz - repaint ( requested sample on house).** Erica von Studnitz applied to repaint her house. She lives in a craftsman style home where the colors are different than the earth tones in the other neighborhoods. She presented the Committee with a variety of colors, however the Committee had difficulty envisioning the overall appearance as it was not clearly indicated where each color will be applied. The Committee requested that she apply the colors to actual surface of her home where they will be used and notify the Committee when the colors are ready for review. Her choice for the colors of the body and one of the trims was acceptable but the Committee was uncertain about the shade of red she proposed for the door and window trim and the shade of green proposed for the trellis and pillars.

**d. 2935 Carlingford/McGrew/Mauger - landscape plan around new pool ( approved 5-0)** Deb McGrew dropped off a new landscape plan that has been anticipated since approval of the pool in February and patio in May. The plan was very attractive but it included palm trees that are not allowed in Hiddenbrooke. The Committee approved the plan with the condition that the Queen palm be replaced with Bronze Leaf Loquat.

**e. The Summit HOA will be requesting approval to remove three diseased street trees.** Chris Brittle informed the Committee that the Summit HOA is in the process of replacing three diseased street trees. The HOA will submit an application for review including photos of the existing and proposed tree. The Committee voted to waive the fee when the application is submitted.

**8. Upcoming Projects:**

- a. 2318 Pinnacle Point/Thomas/Ponder - custom home

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

- a. 4273 Andover/Madison
- b. 1619 Landmark/Bautista
- c. Five solar applications are pending: 8127 Caslisle/Adams, 8468 Bennington Court/Go, 4000 Stepping Stone/Ochoa, 1169 Songwood/Froelich, 2604 Ashden/Hoffman.

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

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

- a. The vote to extend voting for CC&R update surprisingly passed by a 4 to 3 margin.
- b. The unofficial count indicates a quorum has been reached and the votes will counted at the next HPOA Board meeting on 9/19/19

**12. Items for discussion:**

- a. **HARC membership terms up for renewal:** Brittle, Eleam, Fitzgerald, Stockinger. They will let the Chair know if they want to continue serving on the Committee.
- b. The Kelly Moore representative is working on a sample board and it should be ready for the October meeting.
- c. Recently the question of lot sizes for custom lots came up again and Michelle Hightower, senior planner for the City is researching the the subject.

**13. Future Meetings:** The next meeting is scheduled for: October 9, 2019/7:00PM

14. Adjourned: 8:20PM