



Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Zoom Meeting  
Wednesday, January 13, 2021  
7:00 PM

**6:15 to 6:45 PM - Pre Meeting for Committee Members**

1. **Call to order:** 7:01PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Chris Brittle (7:20pm), Kurt Eleam, Troy Killorn, Ernest Stockinger
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Laurie Foster, Melito Geronimo, Patrick Issacs
5. **Minutes:** The November 11, 2020 minutes were previously approved and posted. HARC did not meet in December.
6. **Items reviewed by HARC Committee in November and applicants notified:**
  - a. 7271 Willow Creek/ Martinez - rehab front yard (approved)
  - b. 7084 Alder Creek/Lally/Singh - rehab front and add concrete (front approved, concrete denied)
  - c. 2850 Thornbury/Foster - nonconforming gate (denied)
  - d. 2726 Overlook/Howard - inquiry regarding ADUs
  - e. 2733 Olivewood/Cooper - remove and replace street tree (approved)
7. **Solar applications approved by Chair:**
  - a. 2313 Pinnacle Point/Cueva
  - b. 7076 Alder Creek/Perez
  - c. 2505 Marshfield/Trigg
  - d. 4255 Andover/Ulloa
  - e. 1543 Landmark/Davies
8. **Minor Projects approved by Chair**
  - a. 2249 Bennington/Ruald - replace windows
9. **Current Projects and Issues:**
  - a. 3032 Overlook/Canan/Stevens - repaint house. (approved 4-0). The applicants submitted an application to repaint their home and painted the colors on the exterior. The project was approved as submitted.

b. **7113 South Hill/Cameron - replaced front lawn with plants and bark.** ( approved 4-0 with conditions). This resident had removed his front lawn and replaced it with a variety of plants without HARC approval. He was sent a courtesy notice and submitted an application. The Committee determined that the area was sparsely planted but approved with the condition that more shrubs be added to create coverage of at least 50% vegetation within two years.

c. **2358 Lansdowne/Wise - rehab back yard.** ( approved 4-0). Mr.Wise commenced an extensive rehab of his back yard without HARC approval. He received a courtesy notice and stopped the work until it could be reviewed by HARC. His application included replacing and constructing a series of terraced retaining walls engineered for proper drainage and grading. He was adding a new concrete patio to cover the new pipes. He also is adding ashed/workshop to be located on a new concrete slab. Two members of HARC visited the site and concluded that it appeared to be engineered properly, met setback requirements and fell within the hardscape parameters. They recommended approval. Some members of the Committee were concerned that the project needed a City inspection. However that decision is left up to the home owner to pursue and is in accordance with HARC's standard approval. Contacting the City is the responsibility of the resident to determine if permits and inspections are required. The Committee therefore voted for approval based on standard language.

d. **3017 Overlook/Foster - add gazebo.**( requested revision). Laurie Foster is a new resident. She bought and erected a new gazebo in her backyard before she realized she needed HARC approval. She submitted an application including a photo of the gazebo. The area and height was within the allowable limits. The Committee did raise some concerns about the ground covering under the gazebo. She was going to use bark to cover the area under the structure and expanded a few feet beyond. The Committee suggested she consider another ground cover as bark is uneven. She is going to evaluate some alternatives and submit them to the Chair before approval.

e. **6521 Deerfield/Geronimo - rehab backyard** ( approved 5-0). Mr. Geronimo proposed a new backyard plan consisting of a tiled patio surrounded by plants and shrubs. The new hardscape area will be 43% of the total area and falls within the limits for small yards. The Committee therefore approved the project. The Chair will request a list of plants to be taken from the approved plants list.

f. **8127 Carlisle/Adams - repaint house/Scheme 3** - ( approved 5-0). The Adams applied to repaint their home using one of the approved paint schemes. The Committee voted to approve the project as submitted but required a copy of the Reflections HOA approval letter once it was received. However they did not wait for it.

g. **2274 Bennington/Rashid.** Mr. Rashid obtained approval to rehab the front of the home in October, 2020. He was clearly directed to reduce the amount of landscaping proposed and concentrate only on installing sod, creating a flower bed around utility equipment and screening along an unattractive zigzag sidewalk. He was to conduct the project in phases, eliminate street and driveway borders and trees until the plan could be evaluated in a year or so. However he has ignored the conditions of the approval letter and is installing the elements of his original plan. He has constructed a number of stone borders with unknown fillers and at least three large tree rings. The Committee voted to require him to stop the work and communicate with HARC what is planned. He can submit a written description or might be called to the next HARC meeting. He also requested an extension to install the sod due to delays in finding landscape contractors. HARC will agree to that request. All of HARC's conditions were spelled out to his son at the October 2020 meeting.

h. **2737 Olivewood/Issacs - replace flagstone area with concrete** ( approved as minor project). Patrick Issacs submitted a request to the Chair to replace a section of flagstone patio with concrete to eliminate the accumulation of water and provide a safer surface. He indicated he would be removing all the flagstone and adding concrete with a proper base making it level with the existing patio. The Committee was in favor of the Chair approving as a minor project.

**10. Upcoming projects:**

- a. 1797 Durrow/Sohal - custom home
- b. 6634 Solitude/Morris - rehab back yard
- c. 2850 Thornbury/Foster - add generator
- d. 2368 Langton/Thomas - repaint/stain

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

- a. Chris shared an update regarding the status of the sale of the Golf Course. Unfortunately the prospective buyer pulled out. The Board has been in discussion with the City and conducted a presentation with the Director of Economic Development at the last board meeting. Under the current economic conditions facing the Country and State, the City is reluctant to pursue purchasing the course as it did for Blue Rock Springs. The Board has sent out a survey to all residents to determine if there are other solutions to avoid the possible closure of the Course
- b. The HPOA Board is working on improving the CC&R letters, bringing homes to a Hearing faster for CC&R violations, and sending owners who owe dues and/or fines to Collection sooner.

**12. Items for discussion:**

- a. Marcelline informed the Committee that Christine Fitzgerald moved to Oregon last week, leaving an opening on HARC. She will post a notice on Next Door. However the Committee also had a suggestion to invite a new prospect based on the meeting.

**13. Future Meetings:** The next meeting is scheduled for: February 10, 2021/7:00pm  
All future meetings will be by zoom until further notice

**14. Adjourned: 7:47PM**