



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, July 11, 2018
7:00 PM**

1. **Call to order:** 7:02 PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Stephne Elliott, Chris Brittle, Tim Moore. Absent: Kurt Eleam
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Tony Palisoc, Cecelia and Darrell Booker, Ashley Babitt and son, Brenda Munoz and husband
5. **Minutes:** The June 13, 2018 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in June and applicants notified**
 - a. 8360 Bennington Ct./Falconitin - backyard landscape (approved)
 - b. 2656 Avocet/Plechaty/McClure - expand patios, add artificial turf and repaint house (approved)
 - c. 8184 Carlisle/ Blackman - repaint garage and front doors (approved)
 - d. 4219 Rose Arbor/Wagner/Lee - remove tree and rehab front yard (approved)
 - e. 2810 Thornbury/Tejada - repaint house (approved after submitted different colors)
7. **Projects for Review:**
 - a. **2238 Bennington/Franco - Custom home (approved 4-0).**

The applicant Kelvin Franco submitted plans for a custom home and guest house in July of 2017. His designer Brenda Munoz of KINGSWEALTH, INC. represented him at the initial preliminary review meeting as well as the final review on July 11, 2018. After the preliminary review meeting, the Committee generated a long list of items that needed to be addressed. The applicant then submitted the plans to HARC's consulting architect who was unable to complete the review. The Committee sent another letter outlining more items of concern in December, 2017. In June, 2018, the applicants submitted revised plans that were reviewed by two members of HARC. Another letter was sent to the designer. All of the items from the three letter were addressed either with clarification or correction. The Committee was impressed with the final plan for the house, guest house, landscape plan, driveway and approved the revised plan as submitted. The final

plan contains a 4000 square foot split level main house, a 1054 square foot garage, a 1200 square foot two bed room guest home to be used for the applicant's parents, a serpentine paver driveway, multiple retaining walls, and a comprehensive landscape plan. The house is situated on a 1.01 acre hilly lot with 36,863 square feet of open space. The houses will be a neutral stucco color with a tile roof. All the patios and driveway will be pavers and the retaining walls and the wall across the front of the property will be concrete covered in stucco to match the house. A typical wood good neighborhood fence will be installed along three sides of the property. A six foot stucco wall will run along the front of the property and support a large gate across the driveway and a recessed pedestrian gate. The wall will be set back 24 feet from the street and screened with trees and shrubs.

- b. **4116 Summer Gate/Palisoc - remove street tree and rehab front yard. (approved 4-0)**
Mr. Palisoc applied to remove a large street tree that has roots growing up to surface of the lawn and sidewalk. After the tree is removed he will replace it with either a Japanese maple or crepe myrtle and rehab the front lawn with new sod and add several new plants along the front near the house. The Committee recommended that he eliminate Pride of Madeira as they will grow too large for the size of the yard. One member of the Committee thought a crepe myrtle tree would be more appropriate for a street tree but left the final decision up to the applicant. The Committee approved the application as mentioned.
 - c. **2312 Bennington/Wang - front yard landscape plan. (denied requested revision 4-0)**
Leonor Wang submitted photos of her front yard where she had replaced several potted plants. The photos were in place of a diagram. However the Committee felt the information was inadequate to review and denied the project. The Committee is requesting a revised plan that indicates the addition of more and varied plants to fill in the numerous gaps and provide seasonal interest. The Committee will provide a list of recommended plants.
 - d. **7245 Willow Creek/Babitt - front yard landscape plan. (approved 4-0).** Ashley Babitt submitted a new landscape plan for the front yard of her home that is currently covered in bark. She had previously been approved to install sod with a hedge along the driveway. The revised plan now calls out a variety of drought tolerant plants in a well thought out plan. The Committee approved the plan but subject to a shorter timeline as her initial competition time has expired.
 - e. **1872 Landmark/Booker - front yard landscape plan. (approved subject to revised plan 4-0).** The Bookers had previously removed the front lawn prior to submitting a new landscape plan. They now submitted a plan of drought tolerant plants that were mostly one gallon in size. After a lengthy discussion with the applicants, the Bookers agreed to create a plan that was more structured by using a variety of heights ranging from tall to low lying as they move toward the road, use at least five 5 gallon plants and convert the sprinker system to a drip system. The Committee recommended mock orange or boxwood plants as the base and suggested the plants not be planted in such a linear in design. They eliminated the use of a rock border across the front and suggested the use of smaller mulch that remains in place. The Chair also recommended that they refer to the Xeriscape guidelines on the HARC webpage. The Committee voted to approve the plan subject to the recommended changes and upon submission of a new plan to the Chair.
8. **Solar applications approved by Chair:**
- a. **8004 Carlisle/Mason**
 - b. **2566 Marshfield/Maionchi**
 - c. **6679 Chalk Hill/ Bark**
- 9 **Minor Projects approved by Chair**
- a. **4200 Summer Gate/ Balsham - reinstated previous approval to remove tree**
 - b. **2580 Marshfield/Ouse - repaint house same colors**

c. 2624 Marshfield/Douglass/Jimenez - repaint house same colors

10. Upcoming Projects and Issues:

- a. 2300 Bennington/ Crisp - repaint house
- b. 5070 Staghorn/Rodriguez - add artificial turf to back, repaint trim, rehab front yard
- c. 2348 Langton Ct./ Trewin - add gate
- d. 2729 Overlook/Cadiz - add above ground pool and fire pit

11. HPOA Board report - Chris Brittle: none. (Covered below)

12. Items for discussion:

a. Marcelline, Chris and Birgit have been working on updating the HARC webpage. Only changes have been made to the format with no substantive changes that would need HPOA Board approval.

b. The Committee congratulated Chris on his election to President of the Board and to Tim for his election to the Board.

c. The Committee will be in need of new members. Christine Fitzgerald attended the meeting as a new prospect.

d. Marcelline gave an update on the 1601 and 1607 Landmark projects. They are both still in review by the City. The City will still accept comments as we did not receive the Public Notice that is intended to give surrounding homeowners a chance to comment.

e. Marcelline and Stephne gave an update from the City Council meeting regarding the proposed City ADU Ordinance. The City is moving along with the approval of the Ordinance and voted to remove the deed restriction for an owner occupancy requirement. The members of the Council and staff did acknowledge that HOA CC&Rs would be controlling if there were conflicts.

13. Future Meetings: The next meeting is scheduled for: August 8, 2018/7:00 PM

14. Adjourned: 8:50 PM