



**APPROVED**

**Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Garden Room, Hiddenbrooke Golf Club  
Wednesday, May 9, 2018  
7:00 PM**

1. **Call to order:** 7:03PM
2. **HARC Committee Members:** Marcelline Mahern, Chair ( Administrator),  
Stephne Elliott, Chris Brittle, Kurt Eleam, Tim Moore
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Daniel Cortez
5. **Minutes:** The April 11, 2018 minutes were previously approved and posted.
6. **Projects reviewed in April, 2018 and applicants notified:**
  - a. 4240 Rose Arbor/Bachan -repaint house - approved
  - b. 2409 Rush Creek/Badger - add new front door - approved
  - c. 2762 Overlook/Grouf - repaint house - approved
  - d. 1400 Highgate/Saghafi - add concrete walkway - requested revision
  - e. 930 Lyndhurst/Duckett - add shed and planter boxes - approved
  - f. 4171 Summer Gate/Saltzberg - repaint house and replace exterior lights
  - g. 1601 and 1607/Rover - two custom homes/ design only - approved
7. **Solar applications approved by Chair:**
  - a. 2273 Bennington/Zulaybar - approved
8. **Minor Projects approved by Chair:**
  - a. **1613 Landmark/Cruz - replace plants - approved**
  - b. **930 Lyndhurst/Duckett - repaint house and add eave coverings.** The Committee also discussed the project that was approved last month. It appears he created a retaining wall that exceeds the height limit and needs to be engineered. The Chair will inform him and contact the City.

**9. New Projects for review:**

- A. **5039 Staghorn/Montoya** - nonconforming sign ( restricted approval 3-2). The Reverend Ted Montoya has placed a Welcome sign over his front door which is not allowed pursuant to the CC&Rs. He has requested its approval but will take it down if required. The majority of Committee was reluctant to approve it as it specifically conflicts with the CC&R and felt by allowing it, a precedent would set. The minority of the Committee thought it was a nice signs and in the spirit of being neighborly, HARC should overlook it. A motion was made to grant a variance to allow the Reverend Montoya the right to hang the sign for special family or church related events but not on a permanent basis. That motion carried 3 to 2.
- B. **2604 Ashden/Hoffman** - add a retractable awning and a hot tub. ( approved 5-0)  
The applicants wish to install a retractable awning over their second story balcony. They provided the specifications and proposed color. The Committee was in favor of the addition with the stipulation that they needed a City permit. They also applied to add a hot tub to their patio to be located under the balcony. This met the set back requirements. The Committee voted in favor of the two additions.
- C. **1400 Highgate/Cortez/Saghafi** - Add an ADA concrete walkway to provide wheel chair access (approved 3-2). Daniel Cortez, the grandson of the Mrs. Saghafi, the owner of the property installed a new walkway to provide wheel chair access for a wheelchair that is occasionally used by his grandmother. The walkway is eight and one half feet long and two feet wide. None of the members of the Committee were pleased with the addition because it was noticed that cars were previously parked on the walkway. The Committee was concerned with the possible legal issues of denying an ADA walkway and tried to reach a compromise. To further complicate the matter, the Committee was informed that there are no ADA code requirements for single family residence. Nevertheless, two of the members felt that the sidewalk was too narrow as the wheel chair barely fit, creating a dangerous situation. The majority of the Committee did not want to see the sidewalk widened and moved to approve the sidewalk with the condition that the area between the new walkway and the driveway be planted with a minimum of three five gallon plants that would spread out and cover the ground. The intent is to improve the appearance of the landscape area on the right side of the driveway while discouraging its use as another area to park cars. That motion was approved 3 - 2.

**10. Upcoming projects/Old business:**

- a. **2238 Bennington/ Franco** - custom homes. ( contacted by landscape designer)
- b. **2338 Lansdowne/Zhang** - landscape plan revision - no response

**11. HPOA Board Report: Chris Brittle**

- a. CCR&R upstate - The Board approved the expenditure to update the CC&Rs.
- b. Davis Sterling - The Board voted to no longer operate under the Davis Sterling Act.
- c. Both of the above actions require approval from the community.

**12. Items for discussion:**

- a. **Update of HARC webpage and Hiddenbrooke Landscape and Design Guidelines:**  
As part of the CC&R update process, Marcelline is reviewing the HARC webpage for edits and updates. There are many items on the webpage that are not related to HARC and/ or are repetitive. In conjunction with the update, the Appendix B will be revised. Items that are CC&R issues will be removed and some sections will be relocated.  
As part of the update, it was suggested that certain items will no longer need HARC approval such as simple backyard landscaping and house painting approved by one of the four individual HOAs. It was also suggested that a more contemporary style home with environment

friendly features could be added to the Hiddenbrooke Design Guidelines or the concept accepted on a case by case basis.

**13. Future Meetings:** The next meeting is scheduled for: June 13, 2018/7:00 pm

**14. Adjourned:** 8:10 PM