



APPROVED/ Correctd

Minutes

**Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, February 14, 2019
7:00 PM**

1. **Call to order:** 7:00PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Chris Brittle, Kurt Eleam, Troy Killorn, Christine Fitzgerald
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Ernest Stockinger, Dan Contreras, Dayton/Premier Pools, Debra McGrew, Jamal Williams and Blanca
5. **Minutes:** The January 9, 2019 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in November and applicants notified**
 - a. **1559 Landmark/Millan - remove tree (approved)**
 - b. **4204 Summer Gate/IHS - repaint house (approved)**
 - c. **6082 Ashwell Way/IHS - replace house number fixture (approved)**
 - d. **1773 Durrow/Williams - custom home preliminary review**
7. **New Projects for Review:**
 - a. **2935 Carlingford/Mauger/McGrew - install swimming pool and concrete patio.** (ap-
proved 5-0). The pool contractor, Dayton attended the meeting and assisted in the presen-
tation. He provided samples of blue stone and rock that will surround the pool. The
projects will include a raised hot tub, a partial rock wall and stairs to access the tub. The
tiles will be in various shades of blue. They also provided calculations that verified the
project is well within the limits of hardscape for backyard. The Committee approved the
pool and patio with the condition that the applicant will submit a detailed landscape plan
once the pool is installed and they have decided on a design for the landscaping. This ap-
plication must be received no later than November, 2019.
 - b. **6130 Ashwell/Sarmiento - repainted house (approved 5-0).** Mr. Sarmiento recently re-
painted his home in the Fairway Villas that did not conform with the traditional color
palettes. However he did receive the approval from the Villas HOA in August, 2018 and was
informed he also needed HARC approval. He submitted his application in January, 2019.
The Committee thought the colors were in keeping with the more modern trend for darker
shades of the original colors and approved the project.

c. **2833 Olivewood/Gonzales - install new style window in back (approved 5-0).** This application was to replace the window in the upstairs master bedrooms with a different style. The Committee agreed it was appropriate and approved the replacement.

d. **2025 Bennington/Contreras - installed flag pole (approved 5-0).** Dan Contreras installed a flag pole about a year ago without HARC approval. However he subsequently removed the pole and hung a flag from a pole installed on his home. Recently he started to use both the freestanding flag pole as well as the pole attached to his house and was cited. He submitted an application for the freestanding flag pole. The Committee recognizes the importance of allowing residents to honor their Country by flying the flag and voted to approve the application. However the Committee concluded two flag poles are unnecessary and added a condition that Mr. Contreras is not to use the flag pole that is attached to the house unless the freestanding flag pole has been taken down.

e. **3053 Blue Sky/Gan - erect gazebo (approved 5-0, subject to City permits).** Mr. Gan applied to add a gazebo to a concrete pad previously poured directly behind his house. The gazebo is 12 x 16 x 10 feet in dimensions. The CC&Rs and Guidelines only allow a structure of 120 square feet and ten feet high. Therefore the Committee determined the project required a City of Vallejo permit. The Committee concluded that the gazebo was attractive and met all the setbacks requirements. They voted to approve the project subject to verification of receipt of City of Vallejo building permits.

f. **1773 Durrow Court/ Williams (approved 5-0).** Jamal Williams submitted final plans for a custom home after addressing a list of items HARC generated during a preliminary review last month. The plan is for a 4297 square foot five bedroom home and an 832 square foot three car garage. Upon request by HARC, the applicant upgraded the design of the windows, front door and garage doors. He provided samples of the paint color, pavers, fencing, light fixtures and finishes. He also provided a very comprehensive landscape plan. He did not provide an irrigation, grading and drainage plan. His soils and engineering report are still in progress. The Committee concluded that the applicant addressed all the design issues that fall within the purview of HARC with exception of an irrigation plan, ground cover and fence stain colors. They approved the project to allow Mr. Williams the opportunity to start the permit process with the City of Vallejo. However, a condition will be included in the approval to submit the missing plans for HARC review and approval prior to the granting of City of Vallejo building permit.

8. Solar and Minor applications approved by Chair:

- a. **1884 Landmark/Parinas - solar**
- b. **2734 Washburn/Nisperos - solar/pending**
- c. **2520 Marshfield/Schwarb - repaint house same**

9. Upcoming Projects and Issues:

- a. **2318 Pinnacle Point/Thomas - custom home**
- b. **1873 Landmark/Byrd - dog enclosure**

10. HPOA Board report - Chris Brittle

- a. The next Board meeting is scheduled for Tuesday, February 19, 2019
- b. The Board is reviewing all the updates to CC&Rs, ByLaws and Landscape and Design Guidelines. Once the Board approves the updates, the documents will be sent out to the Community for comment.

11. Items for discussion:

- a. The Committee discussed the need for an outside consulting architect. Marcelline has been trying to secure one with no interest. The Committee concluded that a consulting architect is not necessary as several custom homes have been reviewed and approved in recent years, giving the Committee more experience in identifying outstanding issues. The Committee did not require an additional architectural review for 1773 Durrow.

b. The Committee welcomed Ernest Stockinger as potential new member. His appointment is on the Board agenda for approval. He will serve as the alternate until June

12. Future Meetings: The next meeting is scheduled for March 13, 2019/ 7:00PM

13. Adjourned: 8:33pm