



**APPROVED**

**Minutes**

**Hiddenbrooke Architectural Review Committee (HARC)**

**Zoom Call**

**Wednesday, July 14, 2021**

**7:00PM**

**6:00PM - In order to conduct the meeting within the zoom call time limit, the Committee met in person to review the hard copies of the plans and generate questions.**

1. **Call to order:** 7:03PM
2. **HARC Committee Members:** Marcelline Mahern, Chair ( Administrator), Kurt Eleam, Troy Killorn, Ernest Stockinger, Patrick Isaacs and Chris Brittle ( alternate)
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Andre Crisp
4. **Guests:** Applicants: Mary and Bob Hall, Sherri Morris, Jermaine Duckett and Eugene Ma. Joseph Joslin, HPOA Board members: Laurie Foster and Bob Schussel
5. **Minutes:** The June 9, 2021 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in June and applicants notified:**
  - a. 1797 Durrow Court/Sohal - Custom home ( house design approved 3-0)
  - b. 1306 Misawa/Mendoza - add shed to visible side yard ( denied 3-0)
  - c. 2807 Olivewood/McNeill - add shed to backyard ( approved 3-0)
  - d. 7008 Alder Creek/Valle - request for more time to correct violation ( denied 3-0)
  - e. 3017 Overlook/Foster -add artificial turf to backyard ( approved 3-0)
  - f. 1149 Songwood/Huang - repaint body only of house ( approved 3-0)
  - g. 2501 Marshfield/Abadilla - added two sheds ( postponed)
  - h. 1933 Landmark/Moroyoqui - replace sidewalk and tree ( approved 3-0)
  - i. 8105 Carlisle/Lynch - repaint ( approved 3-0)
  - j. 2025 Bennington/Frazier - inquiry re: backyard design including swim spa
7. **New Projects or Issues to review:**
  1. **Old Business:**
    - a. 2501 Marshfield/Abadilla - requested a second postponement as he has been out of the Country.
  2. **New Business:**
    - a. 1555 Landmark/Hall - comprehensive landscape plan for backyard ( approved 5-0)

The Halls submitted a landscape plan designed by Allison Fleck that consisted of the removal of weeds and unwanted plants, trimming shrubs, and general clean up. A large variety of plants found in Northern California will be added along with an irrigation system and weed abated materials. The ground surrounding the plants will be covered in bark and mulch. The Committee was in favor of the improvements and voted to approve the plans as submitted with the clarifications provided by the applicants.

- b. **8101 Carlisle/Morris - repaint ( approved 5-0).** The applicants submitted new color palettes for their home in the Reflections. The Committee favored the change and approved the project subject to approval by the Reflections HOA.
- c. **930 Lyndhurst/Duckett - repaint house and add stone trim. ( on hold).** The Ducketts submitted an application that was incomplete and failed to provide the requested information in time for the meeting. Mr. Duckett attended the meeting and indicated paint was to be the same as the existing colors. In accordance with the Guidelines, if HARC can verify the colors are the same by painting on stripe on house, the Chair can approve without further review by the Committee. However he will have to return with samples and photos of the stone that will be installed on the front of the house.
- d. **4248 Rose Arbor/Ma - add artificial to front and side yards including an artificial putting green and add large pavers to side of driveway and front entry. ( approved portions 5-0).**

Eugene Ma obtained approval from the The Village HOA to add artificial turf to his front yard, a side yard artificial putting green and paver walkways. After debating the area to be converted to artificial turf the Committee voted to approve the two areas where artificial turf is to be installed in accordance with The Village HOA approval. At first HARC wanted only the current lawn to be replaced with the artificial turf but then concluded artificial turf extending around the corner would give the appearance of vegetation and create a cleaner, more consistent plan. The portion of the plan that the Committee did not favor was the use of large pavers on top of rock next to the driveway where he removed a tree. The Committee directed Mr. Ma to either replace the rock with artificial turf to match the “lawn” or another type of green ground cover OR remove the large paver and replace them with large shrubs from the approved plant list. Mr. Ma will email HARC a plan that indicates the change once he has obtained the Villages HOA approval.

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

- a. 6607 Deerfield/Osage
- b. 72721 Willow Creek/Acosta
- c. 1232 Landmark/McWhorter

**8. Minor Projects approved by Chair:**

- a. 6267 Newhaven/Ticzon - repaint same
- b. 6201 Newhaven/Alegria - repaint same
- c. 6622 Solitude/Gjozev - repaint same

**9. Upcoming Projects and Issues:**

- a. 2025 Bennington/Frazier - rehab backyard
- b. 2757 Overlook/Sevilla - repaint

**10. HPOA Board report:**

- a. Andre Crisp will be the new HPOA Board liaison

**11. Items for discussion:**

- a. **Future meetings:** In conjunction with the HPOA Board, all meetings will continue to be conducted by Zoom until the end of the year.
- b. There has been a request to update the pre - approved fence stains. The Chair will ask the resident or Kelly Moore to provide stain samples to add to the pre-approved list.
- c. The Chair reached out to the property managers of the four Sub HOAs to remind them of HARC's guidelines regarding approval for **repainting** houses with sub HOA approval. If the sub HOA approval letter for repainting is included with the HARC application the fee is waived.
- d. Newly elected HPOA board member Bob Schussel suggested an additional mailing be generated to address the most frequent items HARC reviews. The Chair pointed out that the HARC webpage lists the most common questions and they are also the topic of HARC's articles in the Hiddenbrooke News.
- e. The Committee thanked Kurt Eleam for his service on HARC and wished him and his wife Suzanne good luck on their move to Arizona. They both have been very active in the community.
- f. HARC also will seek approval of Joseph Joslin as a new member starting in August

**12. Future Meetings:** The next meeting is scheduled: **August 11, 2021/7:00 PM**

**13. Adjourned:** 7:32 PM