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**APPROVED**

**Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Zoom Call  
Wednesday, August 11, 2021  
7:00 PM**

**6:00PM - In order to conduct the HARC meeting in the allotted zoom time, the Committee meets before hand to review the applications and prepare questions.**

1. **Call to order: 7:03PM**
2. **HARC Committee Members:** Marcelline Mahern, Chair ( Administrator), Troy Killorn, Ernest Stockinger, Patrick Isaacs, Joseph Joslin and Chris Brittle, alternate,
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Andre Crisp, absent
4. **Guests:** Eric McWhorter, Camilla Lozano, Angelina Madrigal/Sunshine Properties/Yao
5. **Minutes:** The July 14,2021 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in July and applicants notified:**
  - a. 2501 Marshfield/Abadilla - postponed
  - b. 1555 Landmark/Hall - rehab backyard - approved
  - c. 8101 Carlisle/Morris - repaint - approved
  - d. 4248 Rose Arbor/Ma - add artificial turf to front, putting green to side and add landscaping to side - approved
  - e. 930 Lyndhurst/Duckett - repaint and add stone - repaint approved as minor
7. **New Items to review or discuss:**
  1. **Old Business:**
    - a. 2501 Marshfield/Abadilla - no show - refer to HPOA Board

## 2. New Business:

a. 2730 Washburn/Lozano - add swim spa. ( approved 5-0). The Lozanos submitted an application to install a Tidal Fit Swim Spa. The spa is 14'x7.8' x 5' deep. It will be partially sunken in the ground with three feet exposed above ground level. The spa contains internal lights and speakers. All the equipment is self contained. The Spa meets the required setbacks and they are aware that a condition will be added to screen the spa from view from the golf course. They have notified their neighbors of the location of the spa and the neighbors have no objections as the neighbors outdoor activities take place on the other side of their home. The applicants agreed to immediately correct any complaints from neighbors due to noise or lighting. Camilla Lozano did inform the Committee that it take two years to fulfill the order for the spa so the work will not take place this year.

b. 1232 Landmark/McWhorter - repaint ( approved 5-0). Eric McWhorter applied to repaint his home using Scheme 1 from the Kelly Moore color booklet. However he will switch the the Black Oak with Winter Solstice. The Committee approved both requests

c. 1560 Landmark/Yao - repainted fence/nonconforming stain ( denied 5-0). Mr.Yoa the owner of this home restained his large fence with a color that is not on the approved stain list. The Committee voted to have him restrain the fence with either a darker stain or solid color. He will have to provide a sample of the new color applied to a portion of the fence before he can commence the work.

d. 1928 Landmark/Singh - add artificial turf, patio and upper seating area ( requested additional information). The Singhs submitted an application to add artificial turf to the back yard, add a wood deck and gazebo, a set of stairs outside their fence to a proposed concrete table and chairs. The Committee had multiple concerns and questions but the applicants did not attend the meeting. The first concern was regarding the quality of the artificial turf. Although on paper it appeared to closely meet the HARC guidelines, the actual sample was inadequate. They will have to provide a much large sample or choose a different product. They need to provide a drawing of the gazebo with the dimensions and materials. HARC only approves structure that are 120 square feet. Theirs was larger. The size of the project also differs from an estimate they provided and the Committee needs clarification. There is also concern about the area outside their fence that possibly overlooks the neighbor's yard. They want to add a table and chairs but gave no indication if it will be placed on a deck or concrete.

e. 1889 Landmark/McGarter - replace bark with rock ( approved rock in back area only 5-0). Noelle McGarter applied to replace all the bark in her front yard with small variegated grey rock. The Committee generally does not favor a large amount of rock and concluded it would change the appearance of what is now a very pleasant front yard. However the Committee did agree that she could use the rock in a back portion of the side yard in what she refers to as a flower bed because it is not visible from the street. The remaining area must remain in bark.

f. 5149 Carisbrooke/Otis - repaint ( approved 5-0). Mr. Otis applied to repaint his house using the Kelly Moore Scheme 8. The Committee voted to approve the application.

g. 2757 Overlook/Sevilla - repaint ( approved 5-0). The applicants propose to repaint their home using KM Scheme 4 only switching the Carbon to Black Oak. The Committee agreed and voted to approve.

## 8. Solar or Minor Projects approved by Chair

a. 4184 Summer Gate/Wang - solar

b. 930 Lyndhurst/Duckett - repaint same

c. 1646 Landmark/Wen - repaint garage doors same

**9. Upcoming Projects and Issues:**

- A. 5047 Staghorn/Pullar- landscape front
- B. Mary Ann Perelli - repaint
- C. Ryan Medrano - repaint
- D. Kendra Morales - stain or paint fence
- E. Birgit Reichart - paint fence

**10. HPOA Board report - Andre Crisp/absent**

- a. HPOA Board elected Laurie Foster, President and Jag Nirwan, VP
- b. HMD is to be a five person Committee plus the manager of the welcome center. The Board appointed Byrne Conley, Chair and Kathy Wildermuth, member, with an opening for three members

**11. Items for discussion:**

- a. **Update Fence Stain Policy:** Currently the Guidelines lists three types of pre-approved fence stains. If a resident chooses one of those stains they do not have to apply to HARC for approval. If they want something else an application, review and fee are required. Unfortunately, residents are not referring to the Guidelines and not seeking approval resulting in a wide variety of stain shades as well as solid paints. The Committee discussed if the current policy should remain or if everyone wanting to re-stain their fence should apply, have the stain verified as an approved stain and approved as a minor project with no fee. It was decided to modify the policy as mentioned and review the current shades and types.
- b. The following HARC members are up for reappointment: Ernest Stockinger, member, and Chris Brittle, alternate. The Board should also verify that Joseph Joslin's term is for two years.

**12. Future Meetings: The next meeting is scheduled for: September 8, 2021/7:00PM**

**13. Adjourned: 7:30**