



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
ZOOM CALL
NOVEMBER 10, 2021
7:00 PM**

6:00PM - Pre HARC Meeting: In order to complete the meeting within the allotted time, members of the Committee met prior to the scheduled meeting to review the applications and prepare questions.

1. **Call to order:** 7:00PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Troy Killorn, Ernest Stockinger, Patrick Isaacs, Joseph Joslin. Alternator Chris Brittle, abs.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Andre Crisp
4. **Guests:** Laurie Foster, Linda Ngo
5. **Minutes:** The October 13, 2021 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in October and applicants notified:**
 - a. 2561 Marshfield/Dhaliwal - add gazebo (approved)
 - b. 2820 Thornbury/Corpuz - repaint (requested samples for trim)
 - c. 8088 Carlisle/Tejada - repaint (approved)
 - d. 6679 Chalk Hill/Bard - inquiry re: concept plan for backyard (refer to Cit
7. **New projects or Issues to review:**
 - a. **2501 Marshfield/Abadilla - added two sheds - no show.** Mr. Abadilla attended the last HARC meeting and committed to provide a diagram indicating the location and setbacks for the two shed he added without HARC approval. He was a no show and will be referred to OMNI/CC&R manager.
 - b. **2820 Thornbury/Corpuz - repaint (approved 5-0).** Bel Corpuz first contacted HARC in September about repainting her house. She and the Chair drove the neighborhood and she indicated colors she liked. However the actual shades she chose were not the same as the homes she identified. She was informed that her choices would probably not be approved. She did submit an application in October that was denied. Then she provided four different color schemes to repaint her house. She prefers a dark sage green with a dark olive green trim but the Committee was more in favor of a gray green with dark sage trim. The Committee is reluctant to select colors especially when considering greens. However after a lengthy discussion the Committee selected a more subdued combination (#3) of her samples with the ability to change the white trim if it appears too bright. The applicant was

unable to attend the meeting which would have been helpful for her to hear the concerns about the colors.

c. **6679 Chalk Hill/ Bard - no new info**

d. **2343 Lansdowne/Chau - repaint (pending).** Mrs. Chau's realtor, Linda Ng attended the meeting. She was informed that the scheme that was submitted was too close to the house next door. The Committee suggested making a change by using a dark trim instead of the white used by the neighbor. Linda is going to review homes with that scheme and get back to the Chair.

e. **2808 Olivewood/Haas - add spa and shed (approved 5-0).** The Mr. Haas applied to add a shed and spa to his large backyard. The Committee was in favor of the improvements with the verification that the shed was not over ten feet high.

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

- a. **2514 Marshfield/Aquino**
- b. **930 Lyndhurst/Duckett**
- c. **2664 Avocet/Best**

9. **Minor Projects approved by Chair: none**

10. **Upcoming Projects and Issues: none**

11. **HPOA Board report - Andre Crisp**

- a. **Newsletter in progress**
- b. **HPOA - no December meeting**

12. **Items for discussion:**

a. **Fence stain guideline update:** The Chair provided a draft of the proposed changes to the fence stain guidelines. After some editing the Committee voted to approve and submit to the HPOA Board for approval.

b. **Legal opinion regarding HARC liability:** The Committee conducted another lengthy discussion regarding HARC'S liability when approving projects that involve reviewing reports such as grading, soil erosion and drainage. The Committee did agree that by reviewing reports it increases HARC's liability as HARC is more involved the approval process and agreed not to require them for HARC review. Additionally, some members would be more comfortable knowing the applicants received building permits, and the City reviewed the required reports. However a majority of the members determined that it is sufficient that HARC include a disclaimer absolving HARC from liability and that it up to the applicant to obtain any required permits. A legal opinion is still an option. For now the Committee will include the disclaimer "as is" but review it at the next scheduled HARC meeting.

c. **ADU SB9:** The Chair informed the Committee that the State is enacting Senate Bill 9 in January 2022. The Bill allows municipalities to approve lot sub subdivisions ministerially to ease the process for adding accessory dwelling units to residential lots. It is uncertain how this applies to empty lots in Hiddenbrooke but we should be aware that the issue is out there. ADUs were a very contentious issue in 2018. The City is reviewing the issue and will have a further information after the first of the year.

e. **December meeting.** HARC will not conduct a meeting in December

13. Future Meetings: The next meeting is scheduled for: 1/12/22

14. Adjourned: 8:05PM