



APPROVED

Minutes

Hiddenbrooke Architectural Review Committee (HARC)

Brookeside Room at the Hiddenbrooke Golf Club

Zoom

Wednesday, April 13, 2022

- I. 5:00 PM - 961 Lyndhurst/Le - In Person second preliminary plan review for custom home
Attendees: developer, Greg Garbolinsky, Aristotle Homes, HARC Committee and HPOA President, Laurie Foster
Greg was representing his client Rosalyn Le who applied to build a 3100 sf semi custom home. His original design was rejected by HARC in February and we have been in communication with him to create a home that complies with the Hiddenbrooke Architectural Design Guidelines. He submitted a revised plan on March 10, 2022 that addressed the construction concerns. The remaining main issues are that the design lacks the details that are normally associated with custom homes as found in the Guidelines. He had been told the design was too generic. The Committee was able to communicate all the concerns and make suggestions for the next submittal in May. The Committee is specifically looking for window detail, an upgraded front door, house colors to go with the roofing tiles, landscaping along the golf course, the required wrought iron fence, exterior lighting, house numbers, mailbox and improvement to the back of the house that faces the golf course. The Committee is hoping to see a version that can be approved and he can move forward to the City of Vallejo.
- II. Regular Meeting - Zoom
 1. **Call to order:** 7:02
 2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Troy Killorn, Ernie Stockinger, Patrick Issacs, Joseph Joslin and Chris Brittle, alternate
 3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Andre Crips, abs
 4. **Guests:** Laurie Foster HOPA President, Roberto Calderon AIA, Eric Kaufman the original designer, Sonny Sohal, applicant for 1797, Mary Annette and Bob Hall and Sean Frazier
 5. **Minutes:** The March 9, 2022 minutes were previously approved and posted.
 6. **Items reviewed by HARC Committee in March and applicants notified ;**
 - a. 2302 Broadleigh/Leonard - lot split (referred to HPOA)
 - b. 1743 Landmark/Davantes - replace lawn waist xeriscape (approved)
 - c. 1571 Landmark/Dodson - repaint (approved)
 - d. 2870 Olivewood/Thomas - repaint (change approved)
 - e. 1791 Darrow/Sohal - custom home (requested further revisions)
 - f. 4119 Summer Gate/Ring - repaint (approved)
 - g. 3044 Overlook/Moore - add artificial turf to back (approved prior)

h. 5031 Staghorn/Soon - modified previously approved repaint (approved)

7. A. New projects Or issues to review:

- a. 1797 Darrow/Sohal - custom home (approved 5-0). Mr. Sohal obtained partial approval for his custom house last June with the condition that the re- turn with a revised plan primarily for his pool cover and treatment of the large expanses of concrete along the back of the house which faces Landmark Drive. HARC met with his new architectural team in March and they returned this month with a plan that addressed all the concerns. The pool cover is now integrated into the design of the house and concrete is covered in stucco to match the house. Other landscaping features and fencing were also upgraded and ap- proved. HARC appreciates all the efforts the applicants and his architects put into this project and look forward to this attractive addition to our community
- b. 1555 Landmark/Hall - repaint. (partially approved 5-0). The Halls applied to repaint their house. The Committee was in favor of the colors for the body, garage door and trim. However they submitted a dark teal shade for the shutters that was not approved. The Committee requested they pick another shade or shades and apply them to the shutters for review. They could include the one submitted for comparison and review in the various light.
- c. 2025 Bennington/Frazier - repaint (approved 5-0). The Committee approved the color palettes Sean Frazier submitted to repaint.
- d. 2618 Marshfield/Sandhu - repainted new color (approved 5-0). The Sandhus did not wait for HARC approval and repainted their house per the shades in the their application. The Committee decided they would have approved the colors and went ahead and approved the project. Fines could be accessed.
- e. 1735 Landmark/Rayon - repaint from previous approval (approved 5-0). The Rayons had received approval to repaint their house two years ago. Due to Covid, the job was never completed. They reapplied but chose different colors but one of the approved schemes. The new palettes were approved and no new fee is required.
- d. 2959 Carlingford/Gladden - repaint (partially approved 5-0). Sara Gladden applied to repaint her home using Scheme 6. However she wants to paint the garage doors Sequoia Red, the same as the shutters. HARC voted to approve to scheme for the house and shutters but denied the red garage door, suggesting it be painted the same shade as the body or trim.

7. B. New Projects reviewed electronically. The following projects were circulated to the Committee electronically, reviewed in person and approved.

- a. 1652 Landmark/Murphy - repaint (approved 4-0
- b. 2405 Rush Creek/Tamayo - repaint (approved 4-0)
- c. 2870 Olivewood/Thomas - repaint change (approved 4-0)

8. Solar projects approved by the Chair:

- a. 1735 Landmark/Rayon

9. Minor Projects approved by Chair:

- a. 5055 Staghorn/Montilla - repaint trim/ same
- b. 7080 Alder Creek/Geisse - repaint shutters same
- c. 2567 Marshfield/Luckinbill - repaint shutter and front door
- d. 6020 Stonehouse/Summers - repaint same/Villas HOA
- e. 2514 Marshfield/Aquino - repainted shutters

10. Upcoming Projects and Issues:

- A. 6008 Stonehouse/Quijano - replace lawn with xeriscape
- B. 1928 Landmark/Singh - rehab back yard
- C. 2307 Bennington/Kim - repaint
- D. 6146 Ashwell/Nichols - repaint
- E. 7271 Willow Creek/Martinez - repaint
- F. 6166 Ashwell/Shilpa - tree removal, repaint, landscape
- G. 7231 Willow Creek - repainting w/out approval
- H. 6679 Chalk Hill/ Bard - add shed and spa
- I. 1149 Songwood/ Maldonado - landscape
- J. 8119 Carlisle/Lui - repaint
- K. 2850 Thornbury/Yvette - repaint
- L. 7241 Willow Creek/Paular - repaint
- M. 2736 Olivewood/Reclosado - repaint and move fence
- N. 2627 Feldspar/ Lee - repaint

11. HPOA Board report - Laurie Foster

- a. Legal opinion re lot split: Laurie reported that she, Chris Brittle, Marcelline, Jenn Crocker of Omni and Andrea O'Toole, from the HPOA's law firm O'TooleRogers,LLP met by zoom to discuss CA Senate Bill 9 and the lot split application submitted by Jerome Leonard for his lot at 2302 Broadleigh. The attorney indicated that SB 9 would not prevent the HPOA Board from denying the application. The Bill cannot override the covenants in the HPOA's governing documents which only allow one single family resident and one ADU per lot. Lot subdivision needs the HOA Boards's approval. Laurie requested that HARC recommend that the Board render a decision at the next board meeting on April 20, 2022. The Board will send a letter to Mr. Leonard and copy the City Planner.
- b. Meeting with golf club. Laurie also informed the Committee that she met with Joy Erfe, the events manager at the Club. Joy reiterated the new room rental policy. She further discussed plans in the works for social events involving the Community. Laurie also got a call from a representative of the owner who wants to present a program for residents to use the facilities at the club. Laurie suggested that he make a presentation at the Annual Meeting

- c. Annual meeting - The Annual HPOA meeting will be June 15, 2022 at the Club. That will be the only in-person meeting the Board will hold. They plan on conducting all their meeting by zoom unless a topic arises the warrants in person attention.

12. Items for discussion:

- a. Discuss new fee schedule for custom homes. In light of the new room rental policy at the Club, HARC discussed the possibility of raising the fees for custom home reviews. The Committee would retain the policy of collecting \$150.00 for a preliminary review but would add a fee for subsequent in- person meetings needed to obtain a final approval. The subsequent fees would be at HARC's discretion based on the type of meetings and number of meetings required. A fee of \$200 was suggested for each additional meeting. HARC will prepare a guide line change and present it to Board for approval in the near future.
- b. Use OMNI zoom for HARC meetings: HARC may be able to use OMNI's zoom account in order to conduct longer meetings without interruptions.
- c. Per legal opinion on lot split: The Committee voted 5-0 to recommend that the HPOA Board vote on the application to divide the lot at 2302 Broadleigh as soon as possible.

13. Future Meetings: May 11,2022/7:00pm

14. Adjourned: 8:02PM