



Approved

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom
May 3, 2023
7:00 PM**

The Committee meets prior to the public meeting to review plans in person and generate questions

1. **Call to order:** 7:00PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernie Stockinger, Ken Bowers, Nadine Spingola/Hutton, Gil Solorio. Alt, Chris Brittle/abs.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Troy Killorn
4. **Guests:** Laurie Foster, Jon Cox, Tracy Pullar, Craig Funcke, Miguel Dupes
5. **Minutes:** The April 12, 2023 were minutes were previously approved and posted. New
6. **Items reviewed by HARC Committee in April and applicants notified:**
 - a. 1402 Highgate/Alesna - repaint (approved)
 - b. 8424 Bennington Ct/McDade - repaint (approved 4/18/23)
 - c. 2755 Overlook/Roberts - repaint (approved)
 - d. 5066 Staghorn/Frey - front yard rehab (approved)
 - e. 5070 Staghorn/Nuqui - install artificial turf (approved)
 - f. 4060 Nottingham/Nelson - remove tree (approved subject to submittal/buyer)
7. **New Projects to review:**
 - a. **8368 Bennington Ct/Cox - add patio. (approved 5-0).** Jon and Kathryn Cox applied to add a concrete patio to their very small back yard. Their yard is in need of landscaping and they want to have a pleasant outside presence. Although the yard will be mostly concrete, they have left a border and side areas for plants. This has been an acceptable alternative for small yards. It was approved as submitted.

- b. **5047 Staghorn/Pullar - replace lawn with xeriscape. (approved 5-0).** The applicants submitted a plan to replace their small front lawn with xeriscape. The Chair offered some suggestions on their original submittal and they revised the plan before the Committee review by increasing plants and creating a plan of groupings and ground cover. The Committee cautioned the applicants that water savings are usually not achieved for at least a year or two because the new plants need an abundance of water. Most xeriscape plans fail due to the lack of watering. They are going to convert the sprinkler system to drip and monitor the frequency. The Committee also expressed the concern that DIY project rarely achieve the desired effect and professional assistance is recommended. The Committee approved.
- c. **5074 Staghorn/Dupes - add sidewalk (On hold 5-0).** Miguel Dupes attended the meeting to explain the plan. However, there was more than just the issue of the a sidewalk. They apparently had received notices to make improvement to the front yard. They went ahead and replaced all the grass with variegated rock and a few plants without HARC approval. They also had installed large pavers to create a walk way adjacent to the driveway. The Committee determined that the walkway, the rock yard and a new sidewalk was not acceptable due to the lack of vegetation. The Committee directed them to create a new plan for the yard by following the xeriscape guidelines. One suggestion would be to remove the large paver walkway and reconfigure the new walkway to run parallel to the house and street. This would result in a smaller area to landscape. They are to submit their revision by May 30th for the June 14th meeting.

8. Solar/Minor applications approved by Chair:

- a. **5764 Carisbrook/Hurley - repaint shutters same**
- b. **2267 Bennington/Samonte - solar**
- c. **909 Innisfree/Simmons - solar**
- d. **6044 Stonehouse/Wen - repaint same**

9. Upcoming Projects and Issues:

- a. 6675 Chalk Hill/ Tejada - rehab backyard
- b. 3057 Blue Sky/ Vasquez- building shed and carport without HARC or City approval
- c. 1555 Landmark/Hall - nonconforming xeriscape
- d. 5070 Staghorn/Nuqui - nonconforming turf.

10. HPOA Board report - Troy Killorn

- a. The Board is accepting applications for new members. Due 5/8/23
Three positions are up for reappointment. Laurie, Bob and Troy are applying.
- b. The Annual Meeting will be June 21,2023 in person at the club or zoom
- c. Laurie is having difficulty connecting with the event company at the club: Wedgewood Weddings.

11. Items for discussion:

- a. **1555 Landmark/Hall - contacting contractor to correct omission to plan. Due 7/1/23**
- b. **3057 Blue Sky - City to inspect work with not approval or permits**
- c. **Sub HOA policies. Want uniformity. Considering no need for sub approval for solar.**

12. Future Meetings: The next meeting is scheduled for: June 14, 2023/7:00 zoom

13. Adjourned: 8:03 PM