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Approved

Minutes

Hiddenbrooke Architectural Review Committee (HARC)

Zoom call

Wednesday, January 10, 2024

7:00 PM

Due to the nature of the zoom calls, the Committee met an hour prior to meeting to view the applications and exhibits in person.

1. **Call to order:** 7:02PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Gil Solorio, Ken Bowers, Nadine Spingola-Hutton and Chris Brittle, alternate
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Laurie Foster
4. **Guests:** Joe Maionchi, Lita Vidal, Jessica and Darik Ochtera and Ernie Stockinger.
5. **Minutes:** The November 8, 2023 minutes were previously approved and posted. HARC did not meet in December.
6. **Items reviewed by the HARC Committee in November and applicants notified:**
  - a. 0 Broadleigh – no update
  - b. 6675 Chalk Hill/Tejada – rehab backyard (approved with conditions)
  - c. 961 Lyndhurst/Le – final landscape plan (approved)
  - d. 2238 Bennington/Bhandal – custom home (referred to City) – no update

- e.* 1507 Landmark/Schmidt – add shed (approved)
- f.* 6146 Ashwell/Nickolas – repaint trim (approved subject to Villas)
- g.* 2939 Carlingford/Ziermann -replace lawn (approved)
- h.* 2566 Marshfield/Maionchi – front yard landscape (denied 5-0)
- i.* 2659 Marshfield/Fernandez – enlarge pergola (approved)

## 7. Projects or Issues for review:

### I. Old business

- a.* **2566 Marshfield/Maionchi – front yard landscaping. (request a new plan)** Joe Mionchi submitted an application to make improvements to the front yard after receiving a notice and attending a hearing. He proposed adding a three-foot-wide flagstone path set in concrete next to his driveway. He also wants to add a small, landscaped area along the street which is currently bare dirt. HARC denied his application in November citing that the concrete area was widening his driveway and per the guidelines you can only add two feet to each side. He was invited to submit a new plan and or attend the next HARC meeting. He chose to attend. After a lengthy discussion, HARC indicated it would approve a two-foot-wide path set in concrete. He was asked to submit a new plan that included the path and a detailed landscape plan. He was not happy with the decision and asked to make an exception to allow a three foot path. As the width is specified in the guidelines, HARC was unable to grant his request. Upon his return home he wants to lay out the options and let HARC know his decision and submit a new plan.
- b.* **6675 Chalk Hill/ Tejada – backyard rehab.** The Tejada’s requested completion extension. HARC granted the Tejada’s request for extra time due to hardship in the family. HARC set a new completion date to October 10, 2024.
- c.* **7231 Willow Creek/Vidal – repaint shutters, front door and trim. Stain fence (approved paint 5-0).** Lita Vidal attended the meeting and proposed changing the color of the shutters and front door as directed in a HARC letter from June 2022. She was also to repaint the trim over the garage door back to white. She agreed. Lita also applied to obtain approval for staining her fence without HARC approval and not using a pre-approved stain. The Committee was uncertain if the new stain she submitted would cover the current stain. The Committee requested she apply both Mission brown and Chestnut brown to a small portion of the fence and a member of HARC will review and make a recommendation.

She will be given a reasonable time to provide the samples and notify HARC.

## II. New Business

- a. **2837 Olivewood/Ochtera – widen driveway (approved conditionally 5-0).** Jessica and Darik Ochtera applied to widen their driveway by two feet on the left side. During the discussion, they indicated they would really like to widen it by two feet on both sides as allowed in the guidelines if it did not exceed 80 square feet in total. HARC would approve pending a measurement.  
The Chair visited their house the next day and measured the length of the driveway. The addition would be 42 square feet on the left and 40 square feet on the right. It exceeds the limit by two feet. They seemed to agree to only widen the left side, but they will be given options in the approval letter.  
They could possibly reduce the width to meet the limitation. Since the process began they have added large paver stones set in grass on the right which HARC could approve. That might be enough for now. HARC also gave them a one-time extension of one year complete the project.
- b. **1370 Wildwing/Stockinger – add pool (approved 5-0).** Ernie and Lisa Stockinger applied to add a small pool, spa and patio to their side yard. The pool met all the setbacks and fits into their side yard. The pool is screened from the golf course by dense landscaping and trees. The Committee thought it would be a nice addition and approved as submitted.

### 8. Upcoming Projects:

- a. 0 Broadleigh/ Dewitt – custom home
- b. 2238 Bennington/Bandahl – custom home

### 9. Solar or Minor Projects approved by Chair:

- a. 7112 South Hill/ Dumlao- repair and repaint balcony
- b. 1205 Wildwing/Galloway – stain fence
- c. 8368 Bennington Ct./Cox – stain fence

### 10. HPOA Board report – Laurie Foster

- a. HPOA Open board meeting – January 24, 2024
- b. Executive Session: January 17, 2024
- c. Social Event – Pancake Breakfast at Club

### 11. Items for discussion:

- a. February Meeting. The meeting will be moved to 2/13/24

- b. **Storage Update:** Gil and Marceline have been working on finding an affordable storage option for all the files on the Chair, Marcelline's computer that only she has access. Drop Box is an option but there would be a cost of approximately \$120 per year. Gil is looking at other options.
  
- c. **Roundabout discussion:** Chris Brittle reviewed the history of the plans for a Roundabout at the entrance to Hiddenbrooke and a Roundabout on the American Canyon side of the freeway. The city has collected money for the project from taxes on homes built in Hiddenbrooke and construction could start in 2025. The HMD Committee is currently providing feedback as the plans are finalized. Chris has two concerns: 1) the current plans only provide minimal landscaping by the freeway on/off ramps on the Hiddenbrooke side, which is a very barren looking area, and 2) the city needs to present the latest plans to the community for their review and input, particularly related to plans for the Roundabout landscaping. Although not in HARC's direct purview, HARC is interested in the overall appearance of the community, including the Roundabout. Chris asked HARC to support a request to the HPOA Board that the city present the final plans to the community and to provide a more comprehensive landscape plan and costs for the areas around the freeway on/off ramps that complements the beautiful new Parkway landscaping. The Committee agreed, and the Chair will make the request at the next HPOA Board meeting.

12. **Future Meetings:** The next meeting is scheduled for February 13, 2024/7:00PM

13. **Adjourned:** 8:35 PM