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Approved

Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Zoom call  
Wednesday, February 13, 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:** 7:00 PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Gil Solorio, Ken Bowers, Nadine Spingola-Hutton. Chris Brittle, alternate/abs/
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Laurie Foster
4. **Guests:** Lita Vidal and Joshua Dagdag
5. **Minutes:** The January 10, 2024 minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee in January and applicants notified:**
  - a. 2566 Marshfied/Maionchi – front yard landscaping and path (request revision)
  - b. 6675 Chalk Hill/Tejada – rehab backyard (approved with conditions)
  - c. 7231 Willow Creek/Vidal – repaint (approved)
  - d. 7231 Willow Creek/Vidal – re stain fence (request sample on fence)
  - e. 2837 Ochtera – widen driveway pursuant to guidelines (approved)

*f.* 1370 Wildwing/Stockinger – add pool (approved)

## **7. Projects or Issues for review:**

### **I. Old business**

- a.* **2566 Marshfield/Maionchi – front yard landscaping. (request a new plan)** Joe Maionchi submitted a revised plan to make improvements of the landscaping of a portion of the front yard and to add a three-foot-wide flagstone path. His new plan incorporated some of the suggestions from the Committee. The new path will be set in decomposed granite with moss or ivy surrounding the stone. The Committee agreed that a weed barrier was not necessary under the granite/ stone and moss. The remaining area along the street will be landscaped. A weed barrier will be laid under the soil leaving holes for the plants. The area will be covered with brown mulch leveled to match the curb. The Committee was pleased with the plans and approved it.
- b.* **7231 Willow Creek/Vidal – Stain fence (approved 5-0).** Lita Vidal attended the meeting and proposed using Semi – solid Chestnut Brown stain. She provided samples on the fence and a HARC member took photos and recommended the Chestnut brown. The Committee agreed and voted to approve the application. She indicated that she should be able to complete the project within 90 days but was informed she could submit a written request if she needed more time. It was also suggested she power wash the fence before the new application of stain.
- c.* **2737 Olivewood/Isaacs – repaint house (approved electronically 5-0)**

### **II. New Business**

- d.* **2756 Overlook/Dagdag – refresh xeriscape plan in front yard (approved 5-0).** The original owner of this house was approved in 2016 for one of the first xeriscape plans. Over the years the appearance of the yard deteriorated. The bark was old, the plants died, and weeds surfaced. The Dagdag's received a notice to bring their yard up to current standards. They submitted a plan that added two paths, one to the gate and the other from the street to the front door. A variety of plants will be added as well as new natural bark. The Committee concluded the new plan was an improvement and voted to approve as submitted.

## **8. Upcoming Projects:**

- a. 0 Broadleigh/ Dewitt – custom home
- b. 2238 Bennington/Bandahl – custom home
- c. 5148 Carisbrooke/Muyco – repaint and repaint trim and remove trellis
- d. 7105 South Hill/ Maurize – repair and repaint trim
- e. 7232 Willow Creek/Alfonso – repaint

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

- a. 5182 Carisbrooke/White - solar

## **10. HPOA Board report – Laurie Foster**

- a. The next executive session is 2/21/24 and the next open HPOA Board meeting is March 27, 2024
- b. On February 28, 2024, the City of Vallejo will conduct a meeting to update the community on the progress of the roundabout proposal for the entrance to Hiddenbrooke. It will start at 7:00pm in the Garden Room.
- c. The new manager for Wedgewood Weddings at the Golf course is not going to charge the HPOA or HARC a room rental fee subject to further clarification.
- d. The social Committee hosted a very successful breakfast at the golf course on January 20, 2024.

## **11. Items for discussion:**

- a. The Chair raised the issue of fence stains. Many of the approved colors do not cover as expected. Rather than change the list, residents will continue to provide a sample on the fence before staining. It was also suggested the fences be power washed before applying the sample. The pre-approved stain works well on the new fence, but the solid shades are best for existing fences.
- b. 1336 Misawa/McClesky – custom home. Donnie McClesky informed the Committee that he had obtained the building permits and would start construction soon. He will provide periodic updates.
- c. The Committee continued a discussion about storage of files and correspondence.

- d. The Committee shared some concerns with the HPOA board liaison such as Open Forum at the regular Board meetings and the process involving RealManage charges.
12. **Future Meetings:** The next meeting is scheduled for March 13, 2024/7:00PM
13. **Adjourned:** 8:00 PM