



Approved

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, March 13, 2024
7:00 PM

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

1. **Call to order:** 7:00PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Gil Solorio, Ken Bowers, Nadine Spingola-Hutton. Chris Brittle, alt.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Laurie Foster
4. **Guests:** Ellis Milano, Rade Rafols, Gabriel Alabanza, Rassame Khansuwong and Marco Moroyoqui,
5. **Minutes:** The February 13, 2024 minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee in February and applicants notified :**
 - a. 2566 Marshfield/Maionchi – front yard landscaping and path
 - b. 2737 Olivewood/Isaacs – revised paint colors
 - c. 2756 Overlook/Dagdag – refresh front yard xeriscape

7. New Projects of Issues to review:

!. Old Business;

- a. 5070 Staghorn/ Nuqui – correct artificial turf installation and remove small picket fence. (approved 5-0 upon clarification). Shara and Ephraim Nuqui obtained HARC approval last July to install artificial turf and some plants. Unfortunately, they attempted to install the turf themselves and the results were unacceptable. They were first notified last August to resubmit another application to indicate how they were going to correct the violation. They submitted a new plan in February to take up the turf and install it properly, remove many of the proposed trees and plants and the picket fence around them, remove a steppingstone walkway, and add poured concrete steps instead. HARC approved these improvements. However, they also added a three-foot concrete sidewalk along the right side of the house that is bordered by a large amount of medium-sized rocks. HARC has asked for a clarification, and the final approval is dependent upon their response.

2. New Business

- a. 7232 Willow Creek/Alfonso – repaint new shade (approved 5-0). Judilyn Alfonso applied to repaint her house using Scheme 10 from the Kelly Moore booklet. The Committee approved the application and will set the timeframe for completion.
- b. 1360 Wildwing/Milano- repaint (approved 5-0). Ellis Millano submitted an application to repaint his house as directed by the HPOA Board. He submitted several shades from Sherwin Williams which HARC approved. He also agreed to the 3-month time frame for completion.
- c. 2279 Bennington/Rafols – front yard feature to cover where street tree removed denied 5-0). Rade Rafols improperly removed a street tree without HARC approval and covered the area with a circular brick planter and fountain. He applied to have the new features approved which was denied. However, in the discussion at the meeting, he did agree to remove the planter/fountain feature and remove the stump and roots left behind. He will replace the tree with one of the trees of the approved street tree list in Chapter 6 of the HB Guidelines and notify HARC of his choice. He requested the ability to retain the circular brick planter but that was denied. HARC also brought to his attention the issue of the numerous ceramic pots that were present on the same side

of his yard. Decorative pots are only allowed on a very limited basis and should not be prominent. He agreed to remove them.

- d. 2940 Carlingford/Alabanza – remove rock and submit a new plan (5-0 conditionally approved upon revised plan). After years of trying to keep a variety of plants healthy, the Albanzas gave up and removed the plants and bark and filled in several areas with greyish-white rock and a small number of plants. Rock is supposed to be used only as an accent around plants and not as a replacement for vegetation. They were notified to remove the rock and submit a landscape plan for the area in question. The applicants were very agreeable to upgrading the areas, however, the plan they submitted needed revision. Their plan for the area left of the driveway was divided into three sections of alternating rock and bark. The areas discussed were to further reduce the amount of rock, allowing rock along the street but reducing the depth by five feet, adding that to the bark area in the middle. They were also to reduce the rock in the third area by three feet leaving a five-foot area. All of the sections could be wavy and vary in depth for an interesting appearance. They were also directed to choose different varieties of plants that grow horizontally instead of vertically. They were to refer to the approved plant list in Chapter 6 of the Guidelines and notify HARC of the choices. They were reminded to check to Guidelines for Xeriscape, total coverage and the to use 5 gallon plants. Their plan for the other sides of the driveway was acceptable for the rock but needed more horizontal plants to provide coverage of the rock. They can submit a revision electronically to the Committee for review and approval.
- e. 1933 Landmark/ Moroyoqui – add gate (approved 5-0). Marco Moroyoqui applied to add a gate to the street side of his yard to make it easier to water and move around the property. He also wanted to add a few stepping stones or paver stones the outside of the gate for easy access. The Committee approved his application.
- f. 8436 Bennington/Jia – repaint house (requested more information). Mr. Jia received a notice to repaint the body of his house. Due to varying health issues, he is proposing an alternative. He repainted the trim of his house without approval a few years ago and paint drops fell on the body. He tried to match with bad results. His house is also very dirty. HARC accepted his proposal to power wash his house and touch up the mismatched areas. He is to notify HARC to review. He is also to obtain the approval of the Reflections HOA. If it turns out satisfactorily

HARC will approve. Otherwise, he must submit an application to repaint the body and provide color samples. HARC will also approve the trim color once he provides the spec.

8. Upcoming Projects and Issues: No updates

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

9. Minor or Solar Projects approved by Chair:

- a. 7105 South Hill/Maureze – repaint trim
- b. 4281 Bromley/Mahoney – replace windows
- c. 1933 Landmark/Moroyoqui – stain new fence gate
- d. 2261 Bennington/Chandra – repaint shutters
- e. 4135 Sheffield/Millare – previously installed solar
- f. 1516 Landmark/Graden – repaint shutters (on hold)
- g. 1852 Landmark/Wildermuth – added solar panels
- h. 917 Innisfree/Espinueva – repainted shutters.

10. HPOA Board report – Laurie Foster.

- a. Next open HPOA Board meeting – March 27, 2024
- b. Annual Meeting – June 26, 2024
- c. The Board is starting work on the budget
- d. Looking for suggestions for focus discussions

11. Items for discussion:

- a. Request from resident about screen doors: Must apply with design etc.
- b. New paint schemes; The Chair is meeting with a rep from Sherwin Williams on 3/18/24 to discuss a new idea for a color booklet
- c. Paint advisory Committee: Upon further discussion the Chair is abandoning the idea for a paint advisory committee. Using some of the tools the chair provided and suggestions from other members, it was decided that HARC could develop a new idea booklet

as it did in the past. Also, organizing a volunteer committee would be too time consuming as we enter the time of the year when residents are looking for assistance.

- d. 1336 Misawa construction. As this custom home is under construction, HARC should periodically review the progress to understand some of issues involved in siting custom homes.
- e. Language in notices regarding need for HARC application. The Chair will work with the liaison in clarify language in the courtesy regarding submitting a HARC application.

12. **Future Meetings:** The next meeting is scheduled for April 10, 2024
Applications due: April 1, 2024

13. **Adjourned: 8:52pm**