



Approved

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, May 8, 2024
7:00 PM

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

1. **Call to order:** 7:01 PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Ken Bowers, Nadine Spingola-Hutton, and Chris Brittle. Gil Solorio /abs.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Laurie Foster
4. **Guests:** Gabriel Alabanza, Allison Caragan, Mark Caragan, Morgan Walker, the Lord-Lloyds
5. **Minutes:** The April 10, 2024 minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee in April and applicants notified:**
 - a. 2940 Carlingford/Alabanza – no show
 - b. 1336 Misawa/McClesky – custom home modification (approved)
 - c. 8436 Bennington Ct./Jai – power wash and touch-up (approved)
 - d. 4052 Nottingam/Hill – repaint 0 (requested revision)
 - e. 5066 Tahorn/Frey – tree trimming (withdrew)
5148 Carisbrfooke/Muyco – repaint (approved)
 - f. 1346 Misawa – inquiry regarding two-story ADU (not allowed)
 - g. 1544 Landmark/DiMaddion- add patio cover (need City permit)
 - h. HARC conducted a special meeting for a final review of the custom home at 2339-1 Broadleigh on April 24, 2024

7. New Projects of Issues to review:

I. Old Business:

- a. 2940 Carlingford/Alabanza rehab front yard (approved 5-0)
The applicant submitted a plan for the March 13, 2024, HARC meeting to rehab the front yard by removing the majority of rock and adding bark. The Committee determined the plan was underplanted and requested a revision that complied with the Landscape guidelines. The Committee expected a revised plan ASAP. On March 27th HARC received a plan, but it was still underplanted. They were directed to revise, and include a key, and attend the April 10th HARC meeting. They were a no show. In all the correspondence it was relayed that the violation could not be closed until they received HARC approval. The Chair warned them. The day of the HARC meeting they submitted a revised plan that was approved.
- b. 1544 Landmark/DiMaggio – add patio cover – (sill in pan review at the City)
- c. 7231 Willow Creek/Vidal – requested color change and extension. (Approved 5-0).

II. New Business

- A. 2346 Lansdowne/Caragan – remove white picket fence (approved 5-0). The white picket fence in the Caragan's front yard was in disrepair and they applied to remove all or a portion of it. The Committee voted to approve removal of all the front yard fencing and they agreed. HARC further directed them to submit a landscape plan within 60 days.
- B. 2532 Marshfield/Pace – add outdoor kitchen raised patio, fire pits, and more (postponed). Keith Pace applied to make major additions to the backyard around a pool that was approved in 2015. The addition includes an outdoor kitchen, two firepits, a new patio cover, and an upper patio. Mr. Pace did not attend the meeting and the review was postponed because the Committee had numerous questions about setbacks, landscaping, and hardscape coverage.
- C. 7058 Alder Creek/Walker – repaint (approved 5-0). Morgan Walker applied to repaint his house using a modified Scheme 1 of the Kelly Moore color booklet. The Committee approved.
- D. 3003 Overlook/Lloyd – repaint (partial approval 5-0). Dodye and Melvin Lord-Lloyd applied to repaint their house using a combination from the Kelly-Moore color booklet. HARC approved the proposed colors for the body, trim, shutters, and front door. HARC was not in favor of the dark green shade for the garage door. This same color was denied upon a previous application. HARC concluded the dark green garage would become the focal point of the house and was not compatible with the red brick trim. The shade of green was not suggested for garage doors in the booklet. The applicants were very insistent about using the green. HARC suggested they apply a strip of the green on garage door as well as the proposed color for the body next to the brick and evaluate them on those surfaces. HARC would review upon notice and make a final decision.

8. Upcoming Projects and Issues:

- A. 5071 Staghorn/Harris – landscape plan
- B. 1336 Misawa/McClesky – add pool/workout house
- C. 4052 Nottingham/Hill – repaint
- D. 8188 Carlisle/Sandoval – repaint
- E. 6098 Ashwell/Antonio – remove tree

9. Minor or Solar Projects approved by Chair;

- A. 2608 Ashden/ Smith – stain fence
- B. 8412 Bennington/Javier – replace fence (pending)
- C. 5169 Carisbrooke/Punsalan – rehab front yard (pending)

10. HPOA Board report – Laurie Foster

- 1. HPOA board election – need applicants
- 2. Next open Board meeting is May 22, 2024
- 3. The Annual Meeting is June 26, 2024

11. Items for discussion:

- 1. New Paint Booklet – The Committee will continue to review paint colors. They set a Deadline of August 1, 2024 for completion

2. Laurie and Nadine: last meeting

- a. Laurie will be resigning from the Board on 6/1/24 so this was her last HARC meeting. Thank you for your service.

Nadine's baby is due in June. She is going to let HARC and the Board know by July 1, 2024, if she can continue to serve. Tonight was her last meeting for at least two months. Chris Brittle will fill in.

b. Hot topic – Ernie

- 1. Conflict of interest

There is nothing in our By-Laws or CC&Rs that prevents co-owners from being or participating on committees (no conflict of interest). Davis Sterling was reviewed

(knowing it does not apply) to determine how this is mentioned. Davis Sterling specifically allows co-owners to serve on the HOA Board with full voting rights. Our By-Laws (5.2) disallow co-owners from being on the HOA Board which is more restrictive. There appear to be no restrictions in any documentation that would disallow members of the same household from being on or serving as an HOA liaison.

2. Discussions within HARC could find no reason to treat any HARC data as protected information at any level. Nothing is considered personal information. Care does have to be applied to any third-party information (like blueprints, quotes...) per the restrictions on the documents.

12. **Future Meetings:** The next meeting is scheduled for June 12, 2024. Applications are due June 2, 2024.

13. **Adjourned:** 8:46 pm