



APPROVED

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, August 14, 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 and Chris Brittle/alt.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Marco Moroyoqui
4. **Guests:** Rudy Antonio, Vena Harris, Mr. Booker, Carola Ziermann.
5. **Minutes:** The July 10, 2024 minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee in March and applicants notified in June:**
 - a. 6098 Ashwell Way/Antonio – remove (pending PG&E)
 - b. 2360 Langton/Frederick – replace roof/different (approved)
 - c. 2364 Langton/Scroggins – replace roof/different (approved)
 - d. 2555 Shade Tree/Wahleithner- add exterior lights (approved)
 - e. 3017 Overlook/Magallanes – repaint (approved July, 14, 2024)
 - f. 1337 Swainson/Maranan – extend patio cover and add netting (needs permits)

- g.* 5071 Staghorn/Harris – landscape plan (requested revision)
- h.* 1973 Beltaine/Brandenburg – replace driveway and more (approved)
- i.* 7244 Willow Creek/Kojo- landscape plan (requested revision)
- j.* 4269 Andover/Welts – remove plan and change landscape (approved)
- k.* 5169 Carisbrooke/Punsalan – front yard landscape plan (approved)
- l.* 4244 Rose Arbor/Houston – repaint (approved)

7. New Projects of Issues to review:

I. Old Business:

- a. 6098 Ashwell/Antonio – remove and replace tree (approved 5-0)**

Rudy Antonio had previously applied to remove a tree that is very close to a PG&E box. The Committee requested he contact PG&E for clarification on responsibility and concerns. He recently got a response that PG&G would trim branches, but tree removal was the responsibility of the homeowner. HARC approved his application subject to the condition that he must hire a professional tree service and remove the stump and roots. He is also to replace the tree with a smaller variety and notify HARC of his choice.
- b. 5071 Staghorn/Harris – revised landscape plan (approved with conditions 5-0).** Vena attended the meeting, and it was agreed that she will add at least two tall shrubs near the stone surrounding the front window to create a backdrop for the landscape plan. She will also remove all dead plants. The row of spiky plants closest to the house can remain as is. Vena will fill in the gaps in the row nearest to the street with Lantana. The committee has approved the new sidewalk and the plants she selected for the border.

II. New Business

- a. 6592 Deerfield/Rocha – add patio and landscaping (approved 5-0).** The committee considered the small size of the backyard and approved the plan as submitted.

- b. **2377 Landsowne/Ogden – repaint (approved 5-0).** The Committee approved the colors for the body, trim, and front door. However, there was a discussion regarding the color of the garage door. The Committee prefers garage doors to be painted in the same shade as the body or the trim, provided it is a neutral shade, and generally discourages white garage doors. However, considering that the garage is set back a considerable distance from the street, the Committee agreed to approve either the body color or white, subject to the applicant's preference.
- c. **2939 Carlingford/Ziermann- remove and replace tree (approved 5-0). Stain fence/existing color (approved pending Chair review).** The Committee understood the applicant's concerns regarding the tree's dead branches and penetrating roots and approved the removal and replacement selection. Admittedly the Chair did not review the fence stain she would like to use as it is the current stain color and matches the neighbors. The Committee gave the Chair the ability to approve it upon review as it is not one of the approved stains.
- d. **3017 Overlook/Magallanes – replace exterior lights and change landscape (approved 5-0).** Delores Magallanes requested several changes to the exterior and interior of the house. She recently applied to replace the existing light fixture and remove the shrubs along the front to make the stone more visible. The Committee agreed with the improvements and approved as submitted.
- e. **1336 Misawa/McClesky- add pool house (approved pending application and fee).** Mr. McClesky submitted a plan to construct a combination pool house/workout room. The Committee is basically in favor of the design but had questions about the screening. He also did not provide a signed application and the fee. The Committee will request he attend the HARC when he wants it to be reviewed.
- f. **1872 Landmark/Booker – repair or replace fence and stain (approved 5-0).** Mr. Booker applied to replace/repair and stain the fence in response to a notice. He agreed upon completion of the fence he will provide a sample of the stain. While reviewing the yard for this review, it was observed that there are other issues that need attention. However, he has only agreed to correct

the ones in the application. He also agreed to the timeframe of 60 days from the date on the approval letter.

8. Upcoming Projects and Issues:

- a. **3045 Blue Sky/Vignola – repaint**
- b. **1336 Misawa/McClesky – add pool house and landscape.**
- c. **1337 Swainson/Miraran - extend patio cover and add netting**
- d. **2313 Pinnacle Point/ Cueva – add large patio cover (permits)**

9. Minor or Solar Projects approved by Chair;

- a. **2610 Ashden/Mortensen – replace patio door**
- b. **6504 Deerfield/Williams – replace windows**
- c. **1955 Beltaine/Bachan – solar**
- d. **2307 Bennington/Kim – solar**
- e. **1816 Landmark/Liu – repair and stain fence**
- f. **8396 Bennington Ct/Causey – repair and stain fence**
- g. **1532 Landmark/Davis – remove tree and repair and stain fence**

10. HPOA Board report – Marco Moyoroqui

- a. **New Social Committee: Olivia and Rey**
- b. **Increase in crime and vandalism. Be alert!**
- c. **Open HPOA board meeting – September 25, 2024**
- d. **Still need two board members.**

11. Items for discussion:

- a. **Shade covering/netting** – In light of recent sightings of sunshade screens, the Chair asked the Committee’s opinion on their use and if guidelines should be updated. The Committee discussed the matter but did not come up with a recommendation about size and color for new guidelines. The Chair will provide some language for a future meeting and the members will observe those currently in place throughout the community.

- b. **Color idea book** – The Chair provided some suggestion for a new color idea book that combines the current schemes in the KM booklet with new shades from Sherwin Williams. The Committee agreed to ask SW to put together a new booklet for HARC review.
 - c. **Electronic file storage– Google Drive.** Gil and Marcelline decided Google Drive would be the best options. The annual cost is minimal. Marcelline to edit the list.
 - d. **Fence stains** – did not discuss again.
 - e. **Chair reported on inspections with RM and Marco.**
 - f. **Respond to resident about concerns for fire prevention.** The president of the HPOA alerted HARC to the issue. Chris and Marcelline to review current Guidelines and will respond if necessary. The HPOA follows City, County and State guidelines.
 - g. **Nadine Spingola-Hutton resigned from the Committee after the birth of their first baby.** HARC will need to fill her term ending 8/31/25
12. **Future Meetings:** The next meeting is scheduled for September 11, 2024 at 7:00PM. Applications will be due by September 1, 2024.
13. **Adjourned:** 8:08 pm