



Approved

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, November 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, Brian Nakamoto. Chris Brittle, alt/abs.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Marco Moroyoqui
4. **Guests:** Donnie McCleskey, Ben Valle, Elaine Feemster, Nadia Brinkman and Jimmy Bergeron
5. **Minutes:** The October 9, 2024 minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee in October, and applicants notified.**
 - a. 1337 Swainson/Maranan – extend patio cover and shade features (approved)
 - b. 4223 Rose Arbor/Margosian – add artificial turf to front (approved)
 - c. 1658 Landmark/Lozado – remove and replace tree (approved)

d. 7068 Alder Creek/Valles – add shed (denied)

7. New Projects of Issues to review:

I. Old Business:

- a. 1336 Misawa/McCleskey – change order for garage doors and update on pool and pool house. (Approved the front door change, 5-0) (Requested Revised Garage Door Style and Color).

Donnie McCleskey, the owner of the new custom home under construction on Misawa Court, was requested to attend the HARC meeting to provide clarification regarding changes he made to the garage doors without prior HARC approval. The Committee approved the change to the front entrance door but needed more information regarding the style and color of the three garage doors. Mr. McCleskey had installed garage doors that differed from the style originally approved by the Committee. The new style was very ordinary with no architectural features normally associated with custom homes.

As the front of the house is garage door dominant, the Committee requested that Mr. McCleskey explore design options to enhance the visual appeal and incorporate features typically found in custom homes. Additionally, the Committee recommended considering other paint shades than white.

Mr. McCleskey also submitted an incomplete application for the addition of a pool and gazebo on the afternoon of the meeting. As the Committee requires all submissions to be made at least ten days in advance, the application was not reviewed. His complete application will be considered at the January HARC meeting.

Mr. McCleskey provided two links:

- https://docs.google.com/document/d/15mCDzXdFbHAGz8OPUeKrUxPrE5D06h5aZqcYZCfm-muk/edit?addon_store&tab=t.0
- https://docs.google.com/document/d/1H96K60taoDvNyX_5HLESI02XQrpy13b7kvY3rV9S1iQ/edit?tab=t.0

- b. 7068 Alder Creek/Valle – replace shed (requested diagrams and site plan). Mr. Valle submitted a confusing application to add or replace a shed in the back of his house. The Committee requested his attendance last month which he did not attend. A few days prior to our November HARC meeting, he withdrew his application. HARC then requested a further explanation of the exact nature of the work being conducted. He said he was replacing an existing shed by dismantling the existing one and constructing a new one of the same style on the existing pad. HARC requested that he provide a diagram of the proposed shed and where it is located in the backyard. If he provides it electronically, HARC will review it upon receipt, and he will not have to wait until January and his material will be protected.

II. New Business:

- a. 1839 Landmark/Feemster – remove a prominent mature tree from the front yard (denied 5-0). Elaine Feemster applied to remove a large tree from her front yard to avoid future damage to her yard and house. The Committee first decided whether the tree was a street tree, which requires HARC approval. The Committee concluded that because it was a Sycamore tree in line with the other developer-planted street Sycamore trees, it was a “street” tree. It also fulfilled the City’s requirement to plant a tree every fifty feet. Its removal would create a 100-foot gap in the streetscape.

The applicant provided a letter from an arborist outlining potential future damage the tree might cause but did not indicate that any damage was currently evident.

Therefore, HARC denied the application and made recommendations to mitigate any potential damage.

- b. 1655 Landmark/Brinkman – requested a variance to allow retentions of a nonconforming fence and gate, (denied 5-0). The Brinkman’s replaced a large portion of their fence and gate over a year ago. However, they recently received a notice of violation for a nonconforming fence and applied to HARC as instructed. They asserted that they followed the CC&Rs and the Guidelines, replacing the fence with a “like-for-like” fence. HARC disagreed. The new fence does not have the lattice on the top of the fence and gate as the prior fence and it

does not match the other fences in the neighborhood. Nadia Brinkman presented several examples of fences in her area featuring rounded gates. However, the HARC Committee maintained that these gates may have been grandfathered in, could have been installed without approval, or might be in violation of the guidelines. As a result, her application was denied. She was advised that she could appeal the decision to the HPOA Board.

- c. 1821 Landmark/Bergeron – replace and stain gate. (Approved 5-0)
Mr. Bergeron, a new resident, replaced the gate after receiving a notice. However, he was required to submit an application for the proposed stain. He did not choose one from the approved list in order to better match his neighbor's newly stained fence. The Committee agreed with the custom blend and approved.

8. Upcoming Projects and Issues:

- a. 1336 Misawa/ McCleskey – add pool and gazebo, landscaping, and garage doors.

9. Minor or Solar Projects approved by Chair:

- a. 2033 Bennington/Ocampo – trim front yard tree
- b. 5070 Staghorn/Nuqui – solar
- c. 3024 Overlook/Tzon – solar
- d. 6162 Ashwell/Mahern- repaint (Co-Chair)

10. HPOA Board report – Marco

The new Social Committee, led by Rose Preciado, was a resounding success, and she is eager to plan additional events, budget permitting.

11. Items for discussion:

- A. Updated Color idea book by Sherwin Williams – The Committee reviewed and approved.
- B. Updated Guideline changes to be reviewed by the HPOA Board on 12/4/24
 - a. Tree Planting
 - b. Front yard tree maintenance
 - c. Shade Features

C. Update Rules – The Rules will be updated after the HOA Board approves the guideline

D. Update Fence maintenance guidelines. Reviewed existing guidelines and made updates regarding shades and types of stains. Previously painted fences must submit samples for HARC review.

12. **Future Meetings:** The next meeting is scheduled for January 8, 2025 at 7:00PM. Applications will be due by January 2, 2025

13. **Adjourned:** 9:10 PM