



APPROVED

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, April 9, 2025
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:** 7:06PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernest Stockinger (Co-chair), Gil Solorio, Ken Bowers, Brian Nakamoto, Chris Brittle, alt/abs.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Troy Killorn for Marco Moroyoqui.
4. **Guests:** Jocelyn Martinez, Barnie and Ana Gyant, Marilyn Crenshaw, Mikalea Szarnicki and Donnie McCleskey
5. **Minutes:** The March 12, 2025, minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee in March and applicants notified:**
 - a. 5070 Staghorn/Nuqui – locate power batteries outside (approved)

- b.** 1797 Durrow Court/Sohal – revised custom home (approved/conditions)
- c.** 1336 Misawa/McCleskey – discussion regarding stone pillar
- d.** 1832 Landmark/Tanjinato – nonconforming fence and gate. (HARC to send letter).

7. New Projects of Issues to review:

I. New Business:

- a. 7271 Willow Creek/Martinez – add paver patio and plants (approved 5-0).** Jocelyn Martinez submitted an application to add a paver patio to her backyard. Her initial submission did not include any vegetation, which is required per the Hiddenbrooke Design Guidelines. She later submitted a revised diagram that included an 18-inch planting border along the back, with fruit trees placed in each corner. However, the updated diagram did not specify the species of plants to be used.

Conditional approval was granted with the requirement that Jocelyn provide a final list of selected plants, chosen from Chapter 6 of the Hiddenbrooke Guidelines for approved vegetation, prior to planting.

- b. 1330 Wildwing/Gyant – replace front door (approved 5-0)**
The Gyants submitted an application to replace their solid natural wood door with a new design featuring glass and metal elements. The Committee reviewed and approved the application.

II. Old Business:

- a. 1346 and 1356 Misawa/Szarnicki/Kantenberer/Crenshaw. (need plans).** The architect for this project has not yet submitted the items outlined in the January 21, 2025 letter, which are required for final approval. The submitted plans were not created using a CAD system and lacked several key elements required by HARC, including a detailed landscape plan, colored renderings of the homes, and visual perspectives from Misawa Court, the golf course, and surrounding areas. During the meeting, the architect was shown examples of a typical new home submittal and agreed to provide the necessary plans. However, two sets of 24" x 30" plans have yet to be received, along with physical

samples of the proposed colors and materials. She is required to submit two sets of 24" x 30" plans, which have not yet been received, along with physical samples of the proposed colors and materials. A reminder will be sent that all required documentation must be submitted at least 10 days prior to the meeting.

- b. 1336 Misawa/McCleskey – discussion regarding non-complying items.** Donnie McCleskey attended the HARC meeting to observe the presentation for a neighboring property. The Committee used this opportunity to express concerns regarding the numerous changes he made to his property without prior HARC approval and to establish a timeline for bringing the project into compliance. Unfortunately, the discussion became heated, and no resolution was reached.

The Chair will follow up with a formal letter outlining the Committee's concerns, with a copy sent to the HPOA Board.

8. Upcoming Projects and Issues:

- a. **2039 Bennington/Lobanorski – add 20 x 10 pergola**
- b. **1658 Landmark/Lozado – add attached pergola**
- c. **5156 Carisbrooke/Abulencia – replace roof?**
- d. **1346 and 1356 Misawa Court – final review**

9. Minor or Solar Projects approved by Chair;

- a. 1240 Wildwing/Cheng – repaint same
- b. 1718 Landmark/Bundy – add plants and trees to back
- c. 1637 Landmark/Valasquez – solar
- d. 5156 Carisbrooke/Abulencia – solar
- e. 1330 Wildwing/Gyant – repaint same\

10. HPOA Board report – Tory Killorn

- a. Next open board meeting: April 23, 2025
- b. Next closed session: April 16, 2025
- c. The president of the HPOA is working with Wedgewood Weddings to secure a room for the Annual meeting.
- d. Yard sale: May 17, 2025

11. Items for discussion:

- a. The Committee again discussed updating the Guidelines regarding the following:
 - a. Fire prevention/vegetation: Brian to check the State guidelines regarding vegetation. Many residents are being notified to remove vegetation to renew fire insurance. HARC will provide options to replace the vegetation.
 - b. Fire prevention/abutting fences: HARC is in the process of revising the fence guidelines to provide a more consistent version and clarity. New guidelines will also address the options for fences and gates that abut the house and could contribute to spread of fires.

12. Future Meetings: The next meeting is scheduled for May 14, 2025 at 7:00PM. Applications will be due by May 4, 2025

13. Adjourned: 8:30 PM