



Approved

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, August 13, 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:** 7:01PM
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: Troy Killorn, representing Marco.
4. **Guests:** Cathy Rojas, Marilyn Crenshaw, Michaela Szarnicki, Kevin Elliot and Donnie McCleskey
5. **Minutes:** The July 9, 2025 minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee in July and the applicants were notified**
 - a. 1336 Misawa/McCleskey – HARC sent letter
 - b. 2210 Bennington/Barrera – Add large patio and enlarge patio (**Approved**)
 - c. 6134 Ashwell/Solorzano – Add 9x12 patio (**Approved**)

- d. 6531 Ravenswood/Bishop – Add patio and artificial turf to back (**Approved**)
- e. E. 4176 Summer Gate/Gafar-Schaner – Install artificial turf to front (**Approved**)
- f. 8412 Bennington Ct./Javier – Add deck and retaining wall (**Approved**)
- g. 2555 Shade Tree/Wahleithner – Add low profile wall to front (**Approved**)
- h. 1370 Wildwing/Stockinger – Add backyard sidewalk (**Approved**)

7. New Projects of Issues to review:

I. New Business:

- a. **2926 Carlingford/Rojas** – Replace garage door with new design (approval pending receipt of complete application form, colors and fee).

II. Old Business:

- a. **133 Misawa/McCleskey – No update**

- b. **1346 Misawa/Szarnicki – Custom home final plan (Approved)**
Marilyn Crenshaw, the project architect, attended the HARC meeting in person to present the plans to the Committee and guests. The Committee approved the proposal for a 19,244-square-foot lot that will include a 4,000-square-foot main residence, an 800-square-foot ADU, and a 726-square-foot garage.

The home will be a four-bedroom Mediterranean-style residence, constructed with cream-colored stucco and a red clay barrel-tile roof. The two garage doors will be crafted of heavy wood with wrought-iron trim. The house will sit 70 feet back from the street and feature a circular driveway, a landscaped median, stucco fencing, and wrought-iron gates. The yard will be extensively landscaped with native plants.

Solar panels will be installed both on the roof and on a free-standing gazebo. The house is being built on speculation but will be constructed concurrently with the residence on the adjoining lot at 1356 Misawa. The owners were advised that the Association's

CC&Rs requires property owners to reside in either the main house or the ADU.

c. 1356 Misawa/Szarnicki - Custom home final plan (*Approved*).

Marilyn Crenshaw also presented the plans for the adjacent 16,740-square-foot lot. While the overall design is similar to the neighboring residence, this home incorporates enhanced interior features. The house will total 4,612 square feet, with a 797-square-foot ADU and a 980-square-foot garage.

The floor plan includes five bedrooms, a living room, a spacious kitchen, a circular dining room, and an indoor spa on the first floor. A free-standing circular staircase will connect the bedrooms upstairs with the wine cellar below.

The exterior will feature multi-colored stucco, a red clay barrel-tile roof, architecturally detailed garage doors, and solar panels. Like the neighboring property, the home will be set back 70 feet from the street, with a circular driveway and gated entry. The landscaping will emphasize the native California/Mediterranean character.

8. Minor or Solar Projects approved by Chair;

- a. **8049 Red Oak/Dmitry – Repaint house with Reflection approval**
- b. **1936 Beltaine/Cuevas – Solar**
- c. **2833 Olivewood/Gonzales – Add ADA ramp**
- d. **2347 Lansdowne/Salgado – replace broke windows (*Notified HARC*)**
- e. **1232 Landmark/McWhorter – Replace patio slider in back (*Notified HARC*)**
- f. **3023 Overlook/Defiesta – Replace window – minor**
- g. **2416 Rush Creek/Rowland - Solar**

9. Upcoming projects:

- a. **1555 Landmark/ Hall – Stain fence**
- b. **2765 Olivewood/Lirio - Replace lawns with xeriscape**
- c. **6508 Deerfield -**

10. HPOA Board report – Troy

- a. The annual *National Night Out* will be held on **October 7, 2025**, at Hiddenbrooke Park, as directed by Solano County. The event will feature games, pumpkins, food trucks, and other attractions.
- b. The HPOA Board is considering hosting a joint meeting with the four sub-HOAs to explore options for fostering smoother relations.
- c. The Board President is working with the City to address issues related to a neighboring property near the community entrance.
- d. Plans are underway to repair the overhang at the Welcome Shack.

11. Items for discussion:

- a. HARC intro webpage revised (*Approved*) – Advice HPOA**
- b. Review Chapter 1 - 4 of Guidelines. MM to prepare for HPOA**
- c. Chapter 5 – Review later.**

12. Future Meetings: The next meeting is scheduled for September 10, 2025 at 7:00PM. Applications will be due by August 31, 2025

13. Adjourned: 9:00PM