



Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, February 11, 2026
7:00

1. **Call to order:** 7:05 PM
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: Marco Moroyoqui
4. **Guests:** none
5. **Minutes:** The January 14, 2026, minutes were previously approved and will be posted.
6. **Items reviewed by the HARC Committee in January**
 - a. 1336 Misawa/McCleskey – nonconforming fence (potential violation)
 - b. 5054 Staghorn/Francone – front landscape plan (approved)
 - c. 1852 Landmark/Wildermuth – respond to inquiry re: gate
7. **New Projects of Issues to review:**

Old Business:

- a. 1336 Misawa/McCleskey – nonconforming fence
This violation was identified on the latest Real Manage inspection, and the owner will be notified. Suggested language: Remove the non-matching additional 4 horizontal panels or replace the four panels entirely with

seven-foot panels. The top of the entire fence must be capped with a 2 x 6-inch board.

New Business;

- a. **7040 Alder Creek/Lim – repairs, replacements, and repaint after fire. (approved 5-0).** This residence was severely burned last May. The property owner is now ready to make the repairs and repaint. Most of the work will be to restore the house to the original design and color while correcting numerous violations. The Committee approved all the work as submitted.

8. Upcoming Projects and Issues:

- a. 4103 Summer Gate/Bolieve – trim multiple trees (need Village HOA approval)
- b. 2726 Overlook/Howard, realtor - repaint

9. Minor or Solar Projects approved by Chair:

- a. 1829 Landmark/Jackman – solar
- b. 2559 Shade Tree/Schussel – remove dead tree/minor

10. HPOA Board report – Marco

- a. James Wahleithner resigned from the Board due to health-related reasons, resulting in a vacancy. The Board currently has three open positions.
- b. Inspections were conducted this week
- c. There are two violations to be settled in Small Claims court this month.

11. Items for discussion:

- a. The Committee concluded its review of the Guidelines. They will be sent to the Web manager to post. As there were no substantive changes, they do not need board approval

12. **Future Meetings:** The next meeting is scheduled for March 11, 2026. However, two members are uncertain whether they can attend. The meeting might be rescheduled.

13. **Adjourned:** 9:00 PM