



APPROVED

Minutes

The Hiddenbrooke Architectural Review Committee (HARC)

Zoom call

March 11, 2026

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.

1. **Call to order:** 7:14 PM. (waited for applicants; none attended)
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Brian Nakamoto. Absent: Gil Solorio, Ken Bowers, Chris Brittle, alt.
3. **HPOA Board/CC&R Manager:** HPOA Board liaison, Marco Moroyoqui abs
4. **Guests:** None
5. **Minutes:** The February 11, 2026 minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee in February and applicants notified**
 - a. **7040 Alder Creek/Lim** – repair after fire
 - b. **1336 Misawa/McCleskey** – nonconforming fence – notified HPOA
7. **New Projects of Issues to review:**

- A. **2726 Overlook/Howard** – repaint (approved 3 -0). Mr. Howard submitted an application to repaint his house. The Committee decided to review with the type of samples he provided as they were large enough. Two members of the Committee were reluctant to approve the dark shade for the garage door but concluded to remain consistent with recent prior approvals. Therefore, the project was approved 3-0.
- B. **3050 Blue Sky/Hanson** – repainted without HARC (approved 3-0) The Hansons repainted their house without HARC and were sent a notice of violation. Their application was reviewed and approved 3-0. It will be referred to the Board to determine further action if any.
- C. **1001 Songwood/Qamar** – multiple items. Mr. Qamar is new resident and would like to make multiple changes to the front and back of the house:
1. *Widen Driveway* - Pursuant to the Guidelines, the Committee approved the widening of the driveway by two feet on the left side (2 x 22). The mailbox is to be relocated, and the expansion must be concrete that closely matches the existing driveway. (3-0)
 2. *Widen Sidewalk along front and right side of house.* The applicant wants to remove the shrubs that abut the front and side of the house as they make it difficult to navigate. The Committee approved removing the sidewalks and replacing them with new sidewalks that are 36 inches wide. A twelve-inch gap between the new sidewalk and the house should be filled in with ground cover plants or small annual plants to reduce the stark appearance of concrete. The applicant must provide a diagram with dimensions of the work prior to construction and a drip irrigation system for any new plants.
 3. *Remove trees:* The Committee approved the removal the dead tree near the fence on the left side of the garage. The trunk and roots must be removed and the hole filled in with landscaping. The two trees along the right side along Bennington are not to be removed. See below.
 4. *Backyard* - The area between the two existing concrete patios can be filled with matching concrete or decorative bricks or pavers.

5. *Move the existing fence to the edge of the sidewalk.* The Committee did not think this would maintain a consistent look. Documentation indicates this area is an HMD easement. The movement of the fence into the easement is denied. Any modification of the area including removal of any trees would require HMD approval. He should contact HMD to request better maintenance.

6. *Extend the fence along the right side of the house from the existing fence to the front edge of the house.* Prior to construction, the applicant is to provide a diagram to the HARC of the exact dimension of the additional fence and that it will match the existing fence. The entire fence must be power washed and stained either in the natural shade or the approved solid Mission Brown.

D. 5132 Carisbrooke/Evans – repaint (approved 3-0). The Evans applied to repaint their house which was approved.

8. Upcoming Projects and Inquiries:

- a. **4103 Summer Gate/Boileve** – trim multiple trees
- b. **2636 Marshfield/Daley** – xeriscape
- c. **5063 Staghorn** – replace plants

9. Minor or Solar Projects approved by Chair:

- a. **2833 Olivewood/Gonzales** – repair and stain fence
- b. **2621 Marshfield/Ziga** – repair roof
- c. **1789 Durrow/Gregory** – repair and stain fence
- d. **2033 Bennington/DeCampo** – repair roof
- e. **2636 Marshfield/ Daley** – replace lawn

10. HPOA Board report – none

11. Items for discussion:

- a. **Fines:** The Committee discussed the issue of updating the posted Fine Schedule to include projects that were completed without the HARC approval

1. The CC&Rs are clear that not obtaining the HARC approval is a violation and are subject to fines.
 2. The Civil code #5108 requires the list of fines be posted
 3. The question is whether the current fines schedule covers this violation or should projects without the HARC review and approval be added.
 4. The Committee concluded that to be safe the violation mentioned should be added subject to the current schedule.
 5. In the meantime, the Chair is going to draft some language for a new fine schedule.
 6. The Committee did agree that any official Hiddenbrooke official information must be posted on the Hiddenbrooke (HPOA) webpage for consistency. The RealManage portal should refer residents to the Hiddenbrooke webpage. The Portal information must match the Associations documents and information or be removed from the portal to avoid duplicative maintenance.
12. **Future Meetings:** The next meeting is scheduled for April 8, 2026 at 7:00PM. Applications will be due by March 29, 2026.
13. **Adjourned:** 8:09 pm