



Approved

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
ZOOM CALL
Wednesday, May 13, 2026
7:00 PM**

A preliminary review was conducted by the Committee prior to the regular meeting.

1. **Call to order:** 7:06 pm
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Gilbert Solorio, Ken Bowers and Brian Nakamoto. Ernie Stockinger and Chris Brittle, alternate, abs.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Marco Moroyoqui abs.
4. **Guests:** Carol Neidig and Tracy Pullar.
5. **Minutes:** The April 8, 2026, minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in April and applicants notified:**
 - a. 1928 Landmark/Singh - multiple front yard improvements (approved)
 - b. 1613 Landmark/Cruz - repaint (approved)
 - c. 2726 Olivewood/Reclosada - repaint (approved)
 - d. 2562 Marshfield/Sousa - remove tree (approved)
7. **Project to be reviewed:**
 - a. 4108 Summergate/Neidig - remove tree (APPROVED 4-0). Carol Neidig applied to remove a tree from the mow area in front of her house. The tree has outgrown the space, and the roots were destroying the grass and surrounding area. She had obtained approval from the Villages HOA. The Committee agreed to approve the removal of the tree with the condition that she plant a new tree in the same general area. The new tree be from any of the approved tree list, not just street trees. Crepe myrtle, magnolia, Japanese

maple was suggested. The new tree only needs to be 15 gallons. After the tree is removed, Carol will consult with her arborist and submit a plan identifying the replacement tree location, tree type, and anticipated completion date.

- b. 5047 Staghorn/Pullar - remove tree/shrub (approved 4-0). The applicant submitted a request to remove a redwood tree located in the front yard adjacent to the neighboring property. The tree appears to be more of a common hedge and is impeding the growth of an adjacent tree. The Committee approved its removal and no replacement is necessary.

8. Minor or solar Projects approved by Chair: none

9. Upcoming Projects and Issues: TBD

10. HPOA Board report - Marco (phoned in report)

- a. On recent inspection: 21 violations, 11 repeats
- b. A vehicle crashed into the guard shack on Friday, causing damage to the air conditioning unit, water pipes, and security cameras.
- c. Next Open HPOA board meeting: May 27, 2026

11. Items for HARC discussion:

- a. Violation reporting policy. HARC members will to be diligent in identifying violations if suspect no HARC approval. Report to Chair who will check status and report to Real Manage for inspectors.
- b. Inform the HPOA Board that the Chair will be unavailable for the next Executive Meeting scheduled for May 20, 2026.
- c. A realtor inquired about submitting a proposal for preliminary review. Submission requests must come from the property owner; however, an interested party may present the concept to the Chair. Please note that no guarantees can be provided under any circumstances.

12. Future Meetings: The next meeting is scheduled for June 10, 2026, at 7:00 PM. The agenda will determine whether the meeting will be held via Zoom or in person. Brian may have a scheduling conflict.

13. Adjourned: 7:25pm