



APPROVED

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, June 10, 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 in person.

1. **Call to order:** 7:00 PM
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: Marco Moroyoqui, abs.
4. **Guests:** David Coluzzi, Jon Cox, Becky Uhlich, Matt Cook, Donnie McCleskey
5. **Minutes:** The May 13, 2026, minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee in May and the applicants notified.**
 - a. 4108 Summer Gate/Neidig – remove and replace tree (approved)
 - b. 5047 Staghorn/Pullar – remove tree/shrub (approved)

- **New Projects or Issues to review:**

- **2627 Felspar/Coluzzi – repaint and replace fence (approved 5-0).** The applicants are new homeowners and have requested approval to repaint the house and make repairs to the fence. After reviewing the proposal, the Committee voted to approve the application.
- **8024 Carlisle/Welsh – repaint.** Application in process.
- **8368 Bennington/Cox – repaint (approved 5-0).** Kathryn and John submitted an application to repaint their home and provided brushout color samples for review. The Committee reviewed and approved the proposed colors.
- **2045 Bennington/Cook – rehab front yard (requested revision).** The Cooks submitted an application to renovate the front yard by removing the existing aged bark and replacing it with variegated light-colored rock and new plants. During its review, the Committee expressed concern that the proposed rock was too light in color and blended excessively with the adjacent concrete surfaces. The Committee indicated that it would have approved the proposed rock in areas closer to the house but not in the sections bordering the sidewalks.

The Cooks stated that they did not wish to use bark as a ground cover and requested additional time to reconsider their landscaping plan. The Chair agreed to provide the address of a home within the community that uses crushed granite as a ground cover for reference.

- **2382 Lansdowne/Uhlich – replace lawn with xeriscape (revision).** Becky Uhlich presented a conceptual plan to replace her lawn with a xeriscape landscape design. The Committee was supportive of the overall concept and provided the following guidance for approval:

- Develop a more diverse landscape design that incorporates additional visual interest and variety.
- Clarify the purpose and function of the proposed pathway.
- Provide a landscape key identifying all plant materials, including their species, size, and location.
- Submit samples of the proposed stone materials and ground cover.

Ms. Uhlich agreed to revise and resubmit the plan. However, because her contractor will be out of the country, she does not anticipate being able to provide an updated proposal until August or September.

- **1336 Misawa/McCleskey – correct non-conforming fence (approved 4-1).** Mr. McCleskey made changes to his existing perimeter fence to ensure more privacy. Namely he added horizontal boards to sections of the fence that comprised of vertical slats.

This violation was identified during a routine inspection, and Mr. McCleskey was subsequently called to a hearing. He was directed to submit a corrective plan to HARC for review. The Committee reviewed and approved a proposal to replace four sections of the fence with seven-foot-high fencing that will connect to the existing fence extending from the stone pillar at the rear of the property.

Mr. McCleskey stated that the interior side of the fence will be stained with Behr *SC-103 Coffee Solid Color Waterproofing Exterior Wood Stain and Sealer* to match other exterior elements of the home. The Committee also recommended that the exterior side of the fence be treated with a natural transparent stain to protect the wood and help prevent weathering. Mr. McCleskey indicated that he would consider this recommendation.

The Chair believed that application of the transparent stain should be a condition of approval and, for that reason, voted against the project.

- **Upcoming Projects and Issues: TBD**
- **Minor or Solar Projects approved by Chair;**
 - 6178 Ashwell/Jaraba -solar
 - 2810 Thornbury/Tejada – replace windows and doors (same)

10. HPOA Board report – Marco

- a. Annual Meeting – June 24, 2026
- b. Recent inspection - 6/9 - a few new violations and multiple fixes.
- c. Air conditioner to be replaced at Welcome Center

11. Items for discussion:

- a. Discussed Firewise plans as suggested by Marc Pandrone. Brian to meet with MARC to determine goals.
- b. The HPOA Board has not requested a HARC report for the meeting, but the Committee suggested an annual report be prepared.

12. Future Meetings: The next meeting is scheduled for July 8, 2026, at 7:00PM. Applications will be due by June 28th.

13. Adjourned: 7:51 PM