



# MEETING MINUTES

## ARCHITECTURAL REVIEW COMMITTEE

Meeting Date: Wednesday - June 19, 2024

### I. CALL TO ORDER

The meeting was **called to order** at **5:35 p.m.** by **J. Wessling (JW)**

Roll call was taken by JW, and a quorum was established.

Member Name	Present	Absent	Excused
Elizabeth <b>Bryant</b> (EB)	✓		
Jeff <b>Rohr</b> (JR)	✓		
Kate <b>Landauer</b> (KL)	✓*		
Patricia <b>Callies</b> (PC)	✓		
Jeff <b>Buttermore</b> (JB)	✓		
Dawn <b>Keating</b> (DK)	✓		

\* Arrived after meeting began, in §3 below.

**Also in attendance:**

Woody **Bryant** (WB), HRCA: Director of Community Improvement Services  
Jayma **Wessling** (JW), HRCA: Residential Coordinator

### II. REVIEW OF MINUTES

**A. Review of May 15, 2024 ARC Meeting Minutes.**

**a. DISCUSSION:**

- i. There was no discussion.
- ii. No corrections or revisions to the Meeting Minutes are necessary.

**b. ACTION:**

- i. A motion was made to **APPROVE** the June 5, 2024 Meeting Minutes **AS PRESENTED** by PC, seconded by EB.  
 **5** member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
- ii. Motion **PASSES**.

### III. RESIDENTIAL APPOINTMENTS

**A. 3229 ASTERBROOK WAY - Coloradoscape/Xeriscape.**

**a. DISCUSSION:**

- i. Recommend adding evergreen species plantings in front to provide "green" during winter.
- ii. Recommended review §3.16 of RIGs for suitable plantings, e.g., Mugho Pine, Rocky Mountain Juniper.

**b. ACTION:**

- i. A motion was made by DK to **APPROVE** the submittal. Seconded by EB.  
 **5** member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
- ii. Motion **PASSES**.



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- B. **6802 EDGEWOOD** – Japanese Garden in Front Yard (not on agenda).
  - a. **DISCUSSION:**
    - i. Recommended adding additional year-round green shrubbery to maintain color during the winter.
  - b. **ACTION:**
    - i. A motion was made by PC to **APPROVE** the submittal. Seconded by DK.  
 **5** member(s) **Concur** |  **0** member(s) **Dissent** |  **0** member(s) **Abstain**.
    - ii. Motion **PASSES**.
- C. **10539 WAGON BOX CIRCLE** – Paint colors.
  - a. **DISCUSSION:**
    - i. Residence is within a sub-association that will also need to approve the selected colors (Tempe Star for Body).
  - b. **ACTION:**
    - i. A motion was made by PC to **APPROVE** the submittal. Seconded by EBB.  
 **5** member(s) **Concur** |  **0** member(s) **Dissent** |  **0** member(s) **Abstain**.
    - ii. Motion **PASSES**.

#### **IV. NEW BUSINESS**

Architectural Reviews. The Committee Members reviewed the following submittals:

- A. **262 AGATE DRIVE** – Paint: Rock Bottom (Base), Morris Room Grey (Trim), Carnelian (Accent: Front door, side panel on each side of the front door, one beam superior to the front door).
  - a. **DISCUSSION:**
    - i. None.
  - b. **ACTION:**
    - i. Motion (by: PC, 2nd by: EB) to **APPROVE**.  
 **5** member(s) **Concur** |  **0** member(s) **Dissent** |  **0** member(s) **Abstain**.
    - ii. Motion **PASSES**.
- B. **10179 BENTWOOD CIRCLE** – Paint: Web Gray (Base), High Reflective White (Trim), Maxi Teal (Accent: Front door, back door).
  - a. **DISCUSSION:**
    - i. None.
  - b. **ACTION:**
    - ii. Motion (by: PC, 2nd by: DK) to **APPROVE**.  
 **5** member(s) **Concur** |  **0** member(s) **Dissent** |  **0** member(s) **Abstain**.
    - iii. Motion **PASSES**.



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- C. **7201 PALISIDE DRIVE** – Paint: Equestrian Green (Base), Cameo White (Trim).
- a. **DISCUSSION:**
    - i. The Equestrian Green is too "jewel toned."
  - b. **ACTION:**
    - i. Motion (by: JR, 2nd by: DK) to **DENY**  
 **5** member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
    - ii. Motion **PASSES**.
- D. **11076 VALLEYBROOK CIRCLE** – Paint: In The Navy (Base), Icicle (Trim), Cityscape (Accent: Front door and shutters).
- a. **DISCUSSION:**
    - i. Sub-Association approval is required.
    - ii. In The Navy is a color that is typically denied by the ARC.
  - b. **ACTION:**
    - i. Motion (by: JR, 2nd by: PC) to **DENY**  
 **4** member(s) **Concur** | **1** member(s) **Dissent** | **0** member(s) **Abstain**.
    - ii. Motion **PASSES**.
- E. **601 MOUNTAIN CHICKADEE ROAD** – Fence Stain, non-standard color.
- a. **DISCUSSION:**
    - i. The "Super Deck Heart Redwood" oil-based stain is too red. Too far of a departure from the community standard "Highlands Ranch Fence Brown."
  - b. **ACTION:**
    - i. Motion (by: EB, 2nd by: PC) to **DENY**  
 **5** member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
    - ii. Motion **PASSES**.
- F. **9635 SILVERBERRY CIRCLE** – Front Yard Vinyl Arbors (2x).
- a. **DISCUSSION:**
    - i. CIS to provide Homeowner with a deadline to remove the currently installed items.
  - b. **ACTION:**
    - i. Motion (by: JR, 2nd by: PC) to **DENY**  
 **6** member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
    - ii. Motion **PASSES**.
- G. **2843 PAINTED CANYON WAY** – Elevated playhouse constructed on tree stumps adjacent to home.
- a. **DISCUSSION:**
    - i. CIS to provide Homeowner with a deadline to remove the currently installed items and to remove the tree stumps to ground level.
  - b. **ACTION:**
    - i. Motion (by: EB, 2nd by: JR) to **DENY**  
 **6** member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
    - ii. Motion **PASSES**.



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- H. **10011 BLACKBIRD PLACE** – New concrete patio and hot tub.
  - a. **DISCUSSION:**
    - i. Concrete patio must be setback from the fence by two-feet per §2.54 of the RIGs.
  - b. **ACTION:**
    - i. Motion (by: JR, 2nd by: PC) to **APPROVE WITH CONDITIONS**  
 **6** member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
    - ii. Motion **PASSES**.
  
- I. **9316 BELLEWOOD COURT** – Garage door screen.
  - a. **DISCUSSION:**
    - i. The garage door screen will be installed on the outside of the garage door and is temporary in nature. Attached to the outside framing of the garage door with pump pins and/or Velcro.
  - b. **ACTION:**
    - i. Motion (by: JB, 2nd by: JR) to **DENY**  
 **5** member(s) **Concur** | **1** member(s) **Dissent** | **0** member(s) **Abstain**.
    - ii. Motion **PASSES**.

**V. STAFF COMMENTARY**

- A. None.

**VI. ADJOURNMENT**

- A. With no further business the **meeting was adjourned at 7:06 p.m.**

**VII. APPROVAL OF THESE MEETING MINUTES**

- A. At the July 17, 2024 Architectural Review Committee Meeting, these minutes were reviewed.
  - A motion was made by JR, seconded by EB to **APPROVED THE MINUTES AS PRESENTED**
  - 3** member(s) **Concur** | **0** member(s) **Dissent** | **1** member(s) **Abstain** (JN, not present at meeting).
  
- a. Motion **PASSES**.