



MEETING MINUTES

ARCHITECTURAL REVIEW COMMITTEE

Meeting Date: Wednesday – August 07, 2024

I. CALL TO ORDER

The meeting was **called to order** at **5:30 p.m.** by **J. Wessling (JW)**

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

Member Name	Present	Absent	Excused
Elizabeth Bryant (EB)	✓		
Jeff Rohr (JR)			✓
Kate Landauer (KL)			✓
Patricia Callies (PC)	✓*		
Jeff Buttermore (JB)	✓		
Dawn Keating (DK)	✓		
Jenna Nygren (JN)	✓		

* Online via ZOOM, Arrived after item III.a.

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 July 17, 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 July 17, 2024 Meeting Minutes **AS PRESENTED** by EB, seconded by JN.
 - 2** member(s) **Concur** | **0** member(s) **Dissent** | **2** member(s) **Abstain** (JB & DK, not in attendance at 07/17/2024 Meeting).
- ii. Motion **PASSES**.

III. RESIDENTIAL APPOINTMENTS

A. No Residential Appointments were held.

- a. NOTE: 836 Riddlewood Lane was scheduled; however, in discussions with the homeowner, the request for an appointment with the ARC was withdrawn.

IV. NEW BUSINESS

Architectural Reviews. The Committee Members reviewed the following submittals:

A. **9880 ELIZA CT** – Pool.

a. **DISCUSSION:**

- i. The fence enclosure around the pool equipment must include a "top cap" per Figure 1 of the RIGs.



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- b. **ACTION:**
- Motion (by: JN, 2nd by: JB) to **APPROVE WITH CONDITIONS**.
 4 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - Conditions of Approval:** Include "top cap" of equipment screening fence.
 - Motion **PASSES**.
- B. **7069 TOWNSEND DRIVE** – Sports Court.
- a. **DISCUSSION:**
- None.
- b. **ACTION:**
- Motion (by: EB, 2nd by: JB) to **APPROVE**.
 5 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - Motion **PASSES**.
- C. **465 WINTERTHUR WAY** – Garage Expansion/Trandem.
- a. **DISCUSSION:**
- None.
- b. **ACTION:**
- Motion (by: DK, 2nd by: JN) to **APPROVE**.
 5 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - Motion **PASSES**.
- D. **10726 FAIRBAIRN WAY** – Swim Spa.
- a. **DISCUSSION:**
- None.
- b. **ACTION:**
- Motion (by: PC, 2nd by: DK) to **APPROVE**.
 5 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - Motion **PASSES**.
- E. **9939 BLACKBIRD** – Lighting.
- a. **DISCUSSION:**
- Concerned with bistro style lighting extending across backyard and attaching to tree.
 - From photographs, it appears that the bistro style lighting connects to fencing, which isn't permitted.
 - ARC is okay with bistro style lighting at the patio; mixed on allowing lighting to extend across backyard.
- b. **ACTION:**
- Motion (by: EB, 2nd by: JB) to **APPROVED WITH CONDITIONS**.
 3 member(s) **Concur** | **2** member(s) **Dissent** | **0** member(s) **Abstain**.
 - Conditions of Approval:** Remove bistro style lighting from the yard that attaches to the tree and only install it at patio.
 - Motion **PASSES**.



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- iv. Dissenting Opinion: The lighting, as currently installed, is okay. There are no specific requirements in the RIGs that are applicable to this type of installation. The RIGs only note, in §2.45.E, that "café/bistro string lights...are prohibited in the front of the home."
 - v. Majority Opinion: While the illumination of the back yard patio with café/bistro style lighting is acceptable, the illumination of a significant area of the backyard may not be reasonable to the neighbors by causing "glare to other properties," in conflict with §2.45.
- F. **8515 GATEWOOD** – Deck.
- a. **DISCUSSION**:
 - i. None.
 - b. **ACTION**:
 - i. Motion (by: JN, 2nd by: DK) to **APPROVE**.
 5 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.
- G. **1055 CHERRY BLOSSOM** – Deck.
- a. **DISCUSSION**:
 - i. Concerned with upper doors and frames (new). These need to match the lower doors and frames (existing) for elevation continuity.
 - b. **ACTION**:
 - i. Motion (by: EB, 2nd by: JN) to **APPROVED WITH CONDITIONS**.
 5 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. **Conditions of Approval**: Upper doors and frames (new) must match the style and color of the lower doors and frames (existing).
 - iii. Motion **PASSES**.
- H. **9681 CHESAPEAKE ST** – Fence.
- a. **DISCUSSION**:
 - i. None.
 - b. **ACTION**:
 - i. Motion (by: EB, 2nd by: DK) to **APPROVE**.
 4 member(s) **Concur** | **1** member(s) **Dissent** | **0** member(s) **Abstain**.
 - ii. Motion **PASSES**.
- I. **9061 KENWOOD CT** – Patio Cover.
- 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**.



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J. **10049 MACALISTER TRL** - Patio Cover.

a. **DISCUSSION:**

- i. Color of pergola in the materials presented doesn't match the color of other existing elements around the deck and spa.

b. **ACTION:**

- i. Motion (by: DK, 2nd by: PC) to **APPROVED WITH CONDITIONS**.
 5 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
- ii. **Conditions of Approval**. New pergola/deck cover colors must match the colors of the existing elements.
- iii. Motion **PASSES**.

K. **9919 DEER CREEK ST** - Accessory Building.

a. **DISCUSSION:**

- i. The proposed structure size exceeds what's allowed in the RIGs.
- ii. Concerned that the applicant noted utilities were being extended to the accessory building and that it would be used as an Accessory Dwelling Unit.
- iii. Concerned that the existing double-gate along Boardwalk Drive would provide direct access into the Accessory Building.

b. **ACTION:**

- i. Motion (by: PC, 2nd by: DK) to **DENY**.
 5 member(s) **Concur** | **0** member(s) **Dissent** | **0** member(s) **Abstain**.
- ii. Motion **PASSES**.

V. STAFF COMMENTARY

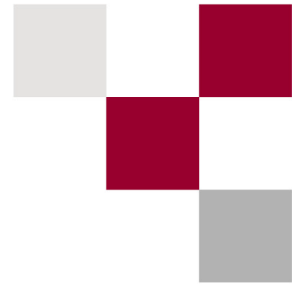
A. Elizabeth **Bryant** resigned from the Committee for personal reasons.

- a. We extend our sincere gratitude to Elizabeth for her dedicated service and valuable insights as a long-standing member of the Architectural Review Committee. Her contributions have greatly impacted our community, and she will be missed.

B. **TRIBUNAL UPDATE** (July 18, 2024 Hearing)

a. **9584 Kalamere Court** (Matthew & Megan Anderton)

- i. Case: Petition to overturn ARC Denial of patio/sport court build. ARC's concern was that the planned patio/sports court was too close to the living space of neighbor.
- ii. Findings: Petitioner provided a letter from the potentially impacted neighbor that they took no exceptions to the location of the patio/sports court.
- iii. Conclusion: Tribunal Officer granted the appeal to allow the patio/sports court to be in the location proposed.



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- b. **9765 Autumnwood Place** (Courtney & William Fendt)
 - i. Case: Petition to overturn the ARC Denial of a “ham” radio tower installation (commercial sized tower not appropriate for residential neighborhood).
 - ii. Findings: Tribunal Officer found that “...sufficient evidence was not presented...to allow for a variance of the very clear prohibition of antennas on residential properties provided by Section 9.8 of the Community Declaration.”
 - iii. Conclusion: Tribunal Officer upheld the ARC Denial.
- c. **9722 Clairton Place** (Peter Tyson & Sarah Harvey)
 - i. Case: Petition to overturn ARC Denial of 6’ gate installation (one oversized gate current exists on same fence).
 - ii. Findings: Tribunal Officer found that “...sufficient evidence was not presented...to allow for a variance of the very clear limitation of gates to four feet wide pursuant to 2.30 of the Residential Improvement Guidelines” and that the petitioner’s “...vague need for landscaping access is not compelling enough to allow for a variance.”
 - iii. Conclusion: Tribunal Officer upheld the ARC Denial.

VI. ADJOURNMENT

- A. With no further business the **meeting was adjourned at 7:28 p.m.**

VII. APPROVAL OF THESE MEETING MINUTES

- A. At the August 21, 2024 Architectural Review Committee Meeting, these minutes were reviewed.
 - A motion was made by JB, seconded by PC to **Approve the Minutes as Presented.**
 - 3** member(s) **Concur** | **0** member(s) **Dissent** | **1** member(s) **Abstain** (JR, not in attendance at the August 07, 2024 Meeting)
- a. Motion **PASSES.**