

Architectural Review Committee MEETING MINUTES

Meeting Date: March 19, 2025

Aspen/Vail Conference Room: Eastridge Recreation Center

9568 S University Blvd – Highlands Ranch, CO 80126



HIGHLANDS
RANCH
COMMUNITY ASSOCIATION

I. CALL TO ORDER

The meeting was **called to order** at **5:41 p.m.** by J. **Wessling** (JW)

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

Member Name	Present	Absent	Excused	Notes
Jeff Rohr (JR)	✓			Attended via ZOOM
Kate Landauer (KL)	✓			Arrived @ 2881 Windbridge review
Patricia Callies (PC)	✓			
Jeff Buttermore (JB)			✓	
Dawn Keating (DK)	✓			
Russell Clark (RC)			✓	

Also in attendance:

Jayma **Wessling** (JW), HRCA: Residential Improvement Coordinator
Woody **Bryant** (WB), HRCA: Director of Community Improvement Services
Caleb **Cameron** (CC), HRCA: Community Improvement Services Specialist
John **Mezger** (JM), HRCA: Community Improvement Services Technician
Len **Abruzzo** (LA), The Hearth: Board President

II. REVIEW OF MINUTES

A. The **March 05, 2025 Meeting Minutes** were reviewed.

a. **DISCUSSION:**

i. None.

b. **ACTION:**

i. Motion (by: PC 2nd by: DK) to **APPROVE AS PRESENTED**.

VOTE TALLY		
Concur	Dissent	Abstain
3	0	0

Notes: None.

ii. Motion **PASSES**.

9568 University Blvd, Highlands Ranch, CO 80126

Eastridge Rec Center: Admin Wing

Architectural Review Committee Meeting Minutes

March 19, 2025

Page 2 of 5

III. REVIEW OF TRIBUNAL HEARINGS

- A. One Tribunal was held in February.
 - a. ARC Denial re: Improper installation of eave lighting. Ruling Issued in favor of HRCA.
- B. Three Tribunals are scheduled for March 27, 2025.
 - a. Two for improper installation of eave lighting.
 - b. One for improper installation of fencing, use of horizontal pickets.

IV. RESIDENTIAL APPOINTMENTS

- A. None.

V. NEW BUSINESS

- A. **2202 Wynterbrook** – ColoradoScape.

- a. **DISCUSSION:**

- i. The ARC appreciated the variety of rocks, boulders, and live plant materials planned.

- b. **ACTION:**

- i. Motion (by: JR, 2nd by: PC) to **APPROVE**.

VOTE TALLY		
Concur	Dissent	Abstain
3	0	0

Notes: None.

- ii. Motion **PASSES**.

-
- B. **2881 Windridge** – ColoradoScape.

- a. **DISCUSSION:**

- i. The ARC appreciated the variety of rock mulch and live plant materials planned. There was some concern about maintaining a “green” look during the winter months.

- b. **ACTION:**

- i. Motion (by: PC, 2nd by: DK) to **APPROVE**.

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES**.

-
- C. **3620 Craftsbury Dr** – Lighting.

- a. **DISCUSSION:**

- i. The ARC considers the “icicle string lighting” as that typically used for holiday lighting and do not consider this type of lighting appropriate for enhancement illumination.
 - ii. The ARC directed staff to ensure that this lighting is removed.

- b. **ACTION:**

- i. Motion (by: PC, 2nd by: JR) to **DENY**.

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES**.

Architectural Review Committee

Meeting Minutes

March 19, 2025

Page 3 of 5

D. 6572 Yale Drive – Illuminated Address Sign.

a. **DISCUSSION:**

- i. The ARC was concerned with the location of the sign and its visibility from the public right-of-way being blocked by the front entry column; however, they agreed that the size was compliant and that the appearance was complimentary to the house.

b. **ACTION:**

- i. Motion (by: JR, 2nd by: DK) to APPROVE.

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES**.

E. 8980 Winrock – Paint.

a. **DISCUSSION:**

- i. None.

b. **ACTION:**

- i. Motion (by: PC, 2nd by: DK) to APPROVE.

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES**.

F. 9773 Gatesbury Cir – Paint.

a. **DISCUSSION:**

- i. The ARC deliberated on the use of Land of Liberty (BM 440) within the gabled triangles and front door and determined that it was not complimentary to either the planned base color (Bar Harbor Beige, BM 1032) or trim color (Muslin, BM OC-12), both of which are acceptable.
- ii. The ARC agreed that the alternative Blue Heron (BM 832) for the gabled triangles and other accent items would present and aesthetically pleasing color combination.
- iii. **APPROVAL CONDITION.** The ARC approves the use of Blue Heron (BM 832) for the front door, porch, and eaves.

b. **ACTION:**

- i. Motion (by: DK, 2nd by: PC) to **APPROVED WITH CONDITIONS.**

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES**.

Architectural Review Committee

Meeting Minutes

March 19, 2025

Page 4 of 5

G. 10469 Tracewood Cir – Front Yard Fence.

a. DISCUSSION:

- i. The ARC acknowledges that the homeowner's request included "double-siding" of this fence; however, they were opposed to a fence installation in the front yard that's sole intent was to create a visual barrier, that did not enclose an area.
- ii. The ARC suggested that the homeowner consider a "live screen wall" (e.g., upright junipers that are known for their drought tolerance and ability to grow in a narrow, vertical shape, offering good screening in tight spaces), or a split-rail fence like Figure 3 or Figure 4 within the RIGs. If the homeowner elects either of these options, a submittal will be required; however, the ARC defers further review to Staff.

b. ACTION:

- i. Motion (by: JR, 2nd by: DK) to **DENY, WITH ABILITY TO RESUBMIT.**

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES.**
-

H. 10554 Hyacinth – Paint.

a. DISCUSSION:

- i. The ARC discussed and agreed that Still Water (SW 6223) and Sealskin (SW 7675) as requested by the homeowner were acceptable; however, the paint sample photographs of paint applied to their home, which were provided by the homeowner (and additional photographs obtained by Staff) did not reflect these colors.
- ii. The ARC acknowledges that there could be a "photographic quality" distortion between the photographs and the "paint chips," and directed staff to verify that the paint sample on the home was indeed the requested manufacturer and color.
- iii. The ARC authorized staff to reversal the denial decision should further investigation reveal that the colors applied match the colors (and manufacturer) being requested.

b. ACTION:

- i. Motion (by: PC, 2nd by: DK) to **DENY, WITH STAFF ABILITY TO OVERTURN.**

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES.**
-

I. 10872 Evergold Way – Accessory Building/Ramada.

a. DISCUSSION:

- i. None.

b. ACTION:

- i. Motion (by: PC, 2nd by: KL) to **APPROVE.**

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES.**

Architectural Review Committee Meeting Minutes

March 19, 2025

Page 5 of 5

J. 11081 Valleybrook St – Soffit Lighting.

a. **DISCUSSION:**

- i. LA, on behalf of The Hearth, was concerned with the quantity of lighting – primarily on the side and the rear of the home. LA also noted that, currently, the lighting that is installed on this home is on all night.
- ii. The ARC was concerned about the lighting on the side and rear of the home because of the proximity to living spaces of the neighboring residences.
- iii. **APPROVAL CONDITION.** Lighting, as proposed on the front face of the home, is acceptable. Lighting on the sides of the home, from the front face of the home to a distance no further than where the current wing fences attach to the home, is acceptable. If lighting is already installed in more than these areas, it must be removed within 30 days of the date of this approval. The homeowner is reminded that approval from The Hearth, which may further limit the allowable installation areas but may not expand the allowable installation area, is required.

b. **ACTION:**

- i. Motion (by: KL, 2nd by: PC) to **APPROVAL, WITH CONDITIONS.**

VOTE TALLY		
Concur	Dissent	Abstain
4	0	0

Notes: None.

- ii. Motion **PASSES.**

VI. STAFF COMMENTARY

- A. Sections 2.44(E) and 2.44(F) of the RIGs were briefly discussed. WB noted that a comprehensive review of these sections was underway, and proposed modifications would be presented to the ARC for consideration soon.

VII. ADJOURNMENT

- A. With no further business the meeting was **adjourned** at **7:14 p.m.**

VIII. APPROVAL OF THESE MEETING MINUTES

- A. These minutes were reviewed by the Architectural Review Committee at the April 02, 2025 Meeting.

a. **DISCUSSION:**

- i. None.

b. **ACTION:**

- i. Motion (by: JR, 2nd by: KL) to **APPROVE AS PRESENTED.**

VOTE TALLY		
Concur	Dissent	Abstain
3	0	1

Notes: RC Abstained because he was not in attendance at the meeting.

- ii. Motion **PASSES.**