



**Architectural Control Committee Minutes  
April 23, 2026 – (Teleconference Meeting) @ 5:00 PM**

**ACC Members:** Mike Sauer, Joel Dixon, Dan Snelling, Allen Alchian, Jack Batson

**Others Present:** John Highhouse (Executive Director), Gene and Diane Melssen, Patricia Laake, and her builder, Malcolm.

**New Business:**

1. 20463 Hunting Downs Way, Lot 41, Highlands filing 5 (formerly 20357 Royal Troon Dr) – New Construction. Ranch home with a walkout basement, 2619 square feet of living area. Stucco SW7674 Peppercorn, trim is SW7069 Iron Ore, and a concrete driveway. The ACC requested which street to use for the front setback designation. On the site plan, the ACC requested that the finished contours be shown, the disturbed area be designated, and the stone retaining walls be shown. For the elevations, any columns over 8' tall must be at least 18" square and must be shown on the plans. The property is staked and strung, and the proposed construction sign is posted. The ACC scheduled a site visit on Sunday.
2. 1935 Bashley, Lot 18 Highlands filing 5 – Major Construction. Major addition to the existing house (mother's quarters). Exterior finishes will match the existing structure in color and material. The property is staked and strung, and the proposed construction sign is posted. The ACC scheduled an initial site visit on Sunday.
3. 20097 Royal Troon Dr, Lot 50 Highlands filing 5 – Miscellaneous Application for a driveway extension. The ACC unanimously approved this minor driveway addition.
4. 19220 Royal Troon Dr, Lot 52 Highlands filing 2 – Miscellaneous Application for a commercially available playset to be installed in the side yard. On 3/31/2026, the ACC conducted a site visit and conditionally approved the playset, contingent upon the location being moved at least 5 feet farther from Lochmere to clear the 35-foot side setback and the placement of one of the two required trees to better obscure the view from Lochmere Ct. On 4/4/2026, the owner moved the playset into the fenced backyard area, behind existing trees. After conducting a second site visit, the ACC approved the new location by email on 4/8/2026 with no additional requirements.
5. 19772 Knights Crossing, Lot 6, Highlands filing 5 – Miscellaneous Application. On 4/4/26, in-office approval was granted to repaint the exterior of the house. Stucco will be painted SW7008 Alabaster White, while the trim and garage doors will be painted SW7048 Urbane Bronze.
6. 19472 Royal Troon Dr, Lot 12, Highlands filing 5 – Miscellaneous Application. On 4/4/26, in-office approval was given to replace the garage doors with Clopay Bridgeport Steel garage doors in Oak Dark Finish.
7. On 4/9/2026, the ACC unanimously recommended to the board that Jack Batson be approved as a Committee member.
8. 20318 Glasbury Ct, Lot 46 Highlands filing 4 – Miscellaneous Application. On 4/10/26, in-office approval was given to repave the asphalt driveway, keeping the same size and footprint.
9. 19796 Kershaw Ct, Lot 47 Highlands filing 4 – Miscellaneous Application. On 4/15/26, in-office approval was given to replace windows and doors with modern, black, no-grid windows. Arches to be replaced by square windows. Two dining room windows to be replaced with one. Case windows changed to fixed picture windows above awnings. Front door changed to black metal 4-panel glass lites and raised to 8'

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height. 10' rear windows facing deck replaced with 12' x 8' black sliding glass door. Bump-outs around windows and doors will be removed to give a modern look.

10. 19681 Royal Troon Dr, Lot 26, Highlands filing 5 – Miscellaneous Application. On 4/21/26, in-office approval was given to repave the asphalt driveway, keeping the same size and footprint.

**Other Business:**

1. 2259 White Cliff Way - request for structural final inspection. The ACC scheduled the inspection for Sunday.
2. 19521 Kershaw Ct, Lot 21 Highlands filing 1 – Miscellaneous Application for a prefabricated sunroom outside the basement door. No structural changes, no foundation. Will use the existing patio. The ACC expressed concerns about how the sunroom will be attached to the house and about its being securely anchored to the foundation or a concrete slab to prevent wind from blowing it away.

**Adjournment** - The meeting was adjourned at 5:49 PM. The next ACC virtual meeting is scheduled for May 14, 2026, at 5:00 PM.