



**Architectural Control Committee Minutes
May 14, 2026 – (Teleconference Meeting) @ 5:00 PM**

ACC Members Present: Mike Sauer, Dan Snelling, Jack Batson

ACC Members Absent: Allen Alchian, Joel Dixon

Others Present: John Highhouse (Executive Director), Greg & Teresa Franklin, Alyssa Colescott (designer), Chris Renwick (builder).

New Business:

1. 18905 Brockenbury, Lot 7 Highlands filing 3 – Miscellaneous Application for an in-ground trampoline. The ACC needs some additional information. If netting is installed on the trampoline, then a landscaping plan showing the location of new trees/shrubs is required to partially obscure the netting. If there is no netting, then no additional landscaping is needed. The approval can then be done by email after a response is received.
2. 2148 White Cliff Way, Lot 64, Highlands filing 5 – Miscellaneous Application – Replace the existing raised deck with a composite deck and a covered roof extending from the existing covered patio to create a covered deck area. Extend the width of the existing home bump-out to accommodate a new door and window, replacing the existing door and sidelights. Add a new raised deck and steps below the widened bump-out area. The ACC approved the plan as submitted.
3. 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 conducted an initial site visit on 4/26/2026 and approved the project to start, contingent on providing a site plan with final contours and a statement that the front setback is along Royal Troon. The contingencies were resolved, and the project was cleared to start on 4/29/2026.
4. 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 ACC conducted a site visit on 4/26/2026 and approved the project to start.
5. 2259 White Cliff Way, Lot 40, Highlands filing 6 – New Construction structural final inspection. The ACC conducted a site visit on 4/26/2026 and found no discrepancies. They approved refunding half of the compliance deposit and retaining the remainder until the restoration of disturbed areas is complete. The owner has until September 30 to complete the landscaping.
6. 18435 Archers Dr, Lot 7 Classic filing 5 – Landscaping for detached garage. The ACC conducted a site visit to determine if the disturbed areas have been sufficiently restored. The Committee noted that while much progress has been made, there are some bare spots that will require a couple of months before they fill in with native grass. The project remains open.
7. 19521 Kershaw Ct, Lot 21 Highlands filing 1 – Miscellaneous Application for a prefabricated sunroom outside the basement door. On 4/27/2026, the ACC approved by email after receiving satisfactory responses as to how the sunroom will be attached to the house and securely anchored to the foundation or a concrete slab to prevent wind from blowing it away.
8. 19773 Kershaw Ct, Lot 16 Highlands filing 4 – Miscellaneous Application. In-office approval was given on 4/30/2026 to replace a window in the back of the house with a larger one. No changes to the exterior wall color.

9. 20136 Sedgemere Dr, Lot 61, Highlands filing 4 – Miscellaneous Application. In-office approval was granted on 4/30/2026 to replace the exterior stone with Dutch Quality Ashen Dry Stack, adding an additional 650 square feet of stone to the house. The eaves will be painted dark brown to match the existing RV garage. Driveway monuments will be replaced with new ones of a similar size and design, using the same exterior stone.
10. 19140 Sixpenny Ln, Lot 26 Highlands filing 2 – Miscellaneous Application. In-office approval was granted on 5/1/2026 to replace the roof shingles with GAF Timberline in Ash color.
11. 20153 Sedgemere Rd, Lot 55, Highlands filing 4 – Miscellaneous Application. On 5/5/2026, in-office approval was granted to repaint the house exterior to SW7042 Shoji White or SW6105 Divine White (light beige) and trim to SW7041 Van Dyke Brown or SW9605 Clove (brown).
12. 20408 Royal Troon Dr, Lot 38, Highlands filing 5 – Construction Change Order to add a driveway monument. The monument will be 48" tall, have two sides of rock and two sides of siding to match the house. The ACC approved the change by email on 5/11/2026.
13. 19648 Falcon Crest Ct, Lot 36, Highlands filing 1 – Miscellaneous Application. On 5/12/2026, in-office approval was granted to replace 12 windows with clear glass and frames in Architectural Bronze. The replacement windows will be installed on the front (NE side) and garage (NW side) of the house.

Other Business: The Design Standards have been updated, with an Outdoor Sports Courts section added to the Recreational Feature and Equipment section.

Adjournment - The meeting was adjourned at 5:20 PM. The next ACC virtual meeting is scheduled for May 28, 2026, at 5:00 PM.

Cursory Review: 19941 Royal Troon Dr. – new construction