



Architectural Control Committee Minutes
June 18, 2026 – (Teleconference Meeting) @ 5:00 PM

ACC Members Present: Jack Batson, Allen Alchian, Mike Sauer

ACC Members Absent: Joel Dixon, Dan Snelling

Others Present: John Highhouse (Executive Director), Casey Collier (owners), Jeff McMurray (contractor), Jesse Ortiz (owner), Michael Hoverstein (neighbor), and Brian Ruff (owner)

New Business:

1. 19712 Knights Crossing, Highlands – Fence & Landscape Application. Installation of fencing along the property line adjoining the golf course. Split rail to match the existing on the golf course property near the clubhouse. Would be painted black. The intent is to reduce, if not eliminate, trespass by the Golf Club staff and their guests while maintaining the existing aesthetics. On 6/1/2026, owners were notified that the application is not approvable by the ACC. There is no drawing showing the fence location and dimensions for each leg, and no landscape plan. Fences cannot be installed along property lines. Fences of this type must be located close to and attached to the house. The ACC disapproved the application, citing the proposed fence as noncompliant with the Design Standards.
2. 18790 Brockenbury Ct, Highlands – Miscellaneous Application. The owner is requesting approval for an existing above-ground trampoline with netting in the backyard. The ACC tabled the application, requesting details and a drawing for an accompanying landscape plan.
3. 19220 Sixpenny Lane, Highlands – Landscape Application. Replacing landscaping in the front and back yards, replacing 1000 square feet and installing 800 square feet of new sod, adding 2 to 3-foot decorative walls, mulch, shrubs, and trees. The ACC approved the project as submitted.
4. 19941 Royal Troon Dr, Lot 53, Highlands filing 5. New Construction. Ranch-style home with a walkout basement. The ACC reviewed the plans and disapproved the waiver request for a 5:12 roof pitch. The owner will submit revised plans with a 6:12 roof pitch in compliance with the standards. A neighbor expressed concerns that the proposed build site is not in the designated build area. The ACC will conduct an initial site visit scheduled for Saturday morning between 10:00 and 10:30 AM.
5. 1853 Penny Royal Ct, Highlands – Miscellaneous Application for a trampoline in the back yard. The ACC reviewed the application and tabled it to evaluate the site conditions. A site visit is scheduled for Saturday, 6/20, at 9:00 AM.
6. 755 Lancers Ct, Classic – Fence and Landscape Application. Post and rail (3 rail) with welded wire on the inside of the fence. Natural wood color. Dimensions are 104' x 38' attached to the back of the house. The ACC approved the application as submitted.
7. 19120 Sixpenny Ln – New Construction. Addition to the back of the house. Converting the back deck to a 4-season room and adding a room underneath where an existing patio is. During a review of the application and plans, the ACC noted that there is new foundation work, an extension of the walkout basement, and an additional room on the lower level. This project is considered a major addition and requires a \$200 ACC submittal fee and a separate check for a \$1,000 compliance deposit. The Committee members will conduct an initial site visit on Saturday morning, June 20, at approximately 9:30 AM. Tabled.

8. 19089 Malmsbury Ct, Highlands – New Construction. Ranch house, 2880 square feet with a walk-out basement. Builder is Palmer Ridge Construction. An initial site visit was completed on 5/30/2026 with no discrepancies noted. The ACC approved the project to start on 5/30/2026.
9. 19165 Breton Pl, Highlands – Miscellaneous Application. Repaint stucco SW7704 Tower Tan and trim SW7719 Fresco Cream. In-office approval was granted on 6/1/2026.
10. 20096 Royal Troon Dr, Highlands – Miscellaneous Application. Repaint stucco SW7519 Mexican Sand and trim SW9183 Dark Clove. In-office approval was granted on 6/1/2026.
11. 1647 Lyonsdown Ln, Highlands – Miscellaneous Application. Reseal the existing black asphalt driveway. In-office approval was given on 6/1/2026.
12. 705 Kings Deer Point, Classic – Miscellaneous Application. Replace roof shingles with CertainTeed Northgate Climate Flex Max Def in color Weathered Wood, paint house body Sherwin-Williams Chocolate Powder SW9082, and trim SW Sand Trap SW6066. In-office approval was given on 6/2/2026.
13. 1218 Castlecombe Ln, Highlands – Miscellaneous Application. Reseal the existing black asphalt driveway. In-office approval was given on 6/3/2026.
14. 19170 Lochmere Ct, Highlands – Miscellaneous Application for use of a dumpster for interior projects from June 5-11. In-office approval was given on 6/5/2026.
15. 19053 Malmsbury Ct, Highlands – Miscellaneous Application for use of a POD until July 10, due to moving. In-office approval was given on 6/8/2026.
16. 19140 Sixpenny Ln, Highlands - Miscellaneous Application. In-office approval was given on 6/8/2026 to repaint the garage door to Behr Twinberry MQ1-14.
17. 19784 Kershaw Ct, Highlands – Miscellaneous Application to replace roof with IKO asphalt shingles in color Shadow Brown, matching brown vents, and stucco Ivory drip edge. In-office approval was given on 6/11/2026.
18. 18905 Brockenbury Ct, Highlands – Miscellaneous Application for trampoline was canceled by the owners on 6/10/2026. The trampoline was destroyed by recent high winds.
19. 19135 Sixpenny Ln, Highlands – Miscellaneous Application for use of a dumpster for interior projects from June 15-22. In-office approval was given on 6/15/2026.
20. 585 Kings Deer Point E, Classic – Miscellaneous Application. In-office approval was given on 6/15/2026 to repaint the house body SW7507 Stone Lion, trim and gutters to SW7743 Mountain Road, and garage doors to SW7506 Loggia or Stone Lion.
21. 18330 Archers Dr, Classic - Fence Application. Small backyard fence, 30x44, in the rear of our home. Black in color, metal picket material, 5 ft in height. No changes to drainage or contours. In-office approval was given on 6/15/2026.

Other Business:

1. 2116 Trenholme, Highlands – front setback inquiry. There being no reliable record of a front setback having been established, the owners may provide a written statement designating the front setback.
2. The Board of Directors requests that the ACC review and comment on the proposed new exterior lighting standards, including a section on permanent roofline lighting, which will be incorporated into the Design Standards.

Adjournment - The meeting was adjourned at 6:49 PM. The next ACC virtual meeting is scheduled for July 9, 2026, at 5:00 PM.