



**Architectural Control Committee Minutes
July 9, 2026 – (Teleconference Meeting) @ 5:00 PM**

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

Others Present: John Highhouse (Executive Director), Jesse Ortiz

New Business:

1. 18725 Brockenbury Ct, Highlands – Miscellaneous Application. Install a 4- to 5-foot-tall, 240' long dirt berm between the house and Roller Coaster Road to buffer noise, break the wind, and provide privacy. The berm will have larger rocks that match the existing landscaping/boulders for ground cover, with 16 evergreen/pine trees planted on the berm in an undulating pattern. The berm will be set back 100' from the road edge and will be very similar to the berms at neighboring houses. Contractor will check for underground utilities, as necessary. Received further details on berm height, along with a drawing or plot plan showing the proposed berm, house, and property lines. ACC approved as submitted.
2. 20408 Royal Troon, Highlands – New Construction final. The ACC performed a final review of the project, and they gave a tentative approval of both the structural and landscaping. Final approval is pending verification that a tall vent stack is painted. If it is painted, then the Committee approves a full refund of the compliance deposit. If the vent is not painted, the ACC will hold the deposit until it is.
3. The ACC recommends that the Board of Directors remove all references to building pad sites in the Design Standards.
4. ACC reviewed and commented on the proposed new exterior lighting standards. Dixon will incorporate the comments and distribute them to the Committee members for another review before sending the recommendation to the Board of Directors.
5. 885 Lancers Ct, Classic – Miscellaneous Application. Damaged the existing garage door with a car. Due to age and the design being discontinued, both doors are being replaced. Color will remain white, the same as before. In-office approved on 6/19/2026.
6. 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. During the site visit on 6/20/2026, the ACC members agreed that the trampoline project could proceed if the owner plants three additional junipers of the type currently growing around the outside perimeter of the existing iron fence. The junipers are to be planted at the locations as indicated by the ACC. The trampoline shall be firmly anchored as required in the Design Standards.
7. 19120 Sixpenny Ln – New Construction. Addition to the back of the house. Converting the back deck into a 4-season room and adding a room beneath the existing patio. During a review of the application and plans, the ACC noted 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 \$1,000 compliance deposit. The ACC conducted an initial site visit on 6/20/2026 and, having found no discrepancies, granted approval for the project to begin after the 10-day comment period ends.
8. 18730 Brockenbury Ct, Highlands – Miscellaneous Application. Repaint the exterior and repair the stucco. On 7/2/2026, in-office approval was given to repair and repaint the exterior stucco to Shoji White SW7042, garage and service doors to Urbane Bronze SW7048, metal railings to Tricorn Black SW6258, and stamped concrete to Dark Chocolate CF/CW 290

9. 1348 Chapel Royal Ct, Highlands – Dumpster Application. In-office approval was given on 7/9/2026 for the use of a dumpster in the front yard for interior renovations.
10. 655 Kings Deer Point, Classic – Miscellaneous Application. In-office approval was given on 7/9/2026 to rebuild a crumbling existing retaining wall in the front yard. The new wall will be a professionally installed, two-tiered, Keystone retaining wall. Approval was contingent on the retaining wall not exceeding 4 feet at any tier without building department approval.

Old Business:

1. 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, pending details and a site drawing with an accompanying landscape plan.
2. 19941 Royal Troon Dr, Lot 53, Highlands filing 5. New Construction. Ranch-style home with a walkout basement. A neighbor expressed concerns that the proposed build site is not fully within the designated build area. The ACC conducted a site visit on 6/20/2026 and required some additional information, including a 6:12 roof pitch, before it could consider the project. The owner submitted revised plans, elevations, and color samples. The Committee reviewed the elevation plans. The back column supporting the deck has an 8x8 structural post that needs to be finished to match the beam it supports. Waiting for final site plans with updated contour lines. The next site visit is scheduled for Saturday, July 11, at 9 AM.

Adjournment - The meeting was adjourned at 5:58 PM. The next ACC virtual meeting is scheduled for July 23, 2026, at 5:00 PM.