



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

ACC Members Present: Allen Alchian, Mike Sauer, Dan Snelling

ACC Members Absent: Jack Batson, Joel Dixon

Others Present: John Highhouse (Executive Director), Diane & Gene Melssen, Eric Vigna, Melissa Cornwell

New Business:

1. 20463 Hunting Downs Way, Highlands – Construction Change Order. No window above the front door. No windows on the west side of the house; the deck door was changed to a 10-ft patio door. No railing on deck solid half walls because of wind. Two 36" x 24" windows were added on the north side of the house, 2nd floor. Another 48" x 24" window was added on the north side of the garage. The service door on the north side of the garage was moved to the east side of the house. ACC approved the change order contingency for adding the window to the elevation where the service door used to be.
2. 20408 Royal Troon, Highlands – New Construction structural final. Batson confirmed that the tall vent and two others protruding from the roof as viewed from the front of the house have been painted black. The ACC closed the project and refunded the balance of the compliance deposit.
3. 18790 Brockenbury Ct, Highlands – Miscellaneous Application. Previously tabled. The owner is requesting approval for an existing above-ground trampoline with netting in the backyard. Owner provided a plot drawing with accompanying landscape plan. The ACC approved the trampoline contingent on positioning the new (proposed) tree that is to the south, to the north and east (closer to the house), so that it obscures the view of the trampoline from Brockenbury Ct.
4. 19647 Guildford Ct, Highlands – Miscellaneous Application. Install a Sport Court (56'x26'), no permanent fence, with mulch berms and several trees. Tabled. Sports court cannot be in the 100' setback. ACC either needs a waiver from the golf course owner or for the court to be relocated outside of the setback. The location of the berms needs to be identified on the site plan, along with any changes to the contours.
5. 725 Lancers Ct, Classic – Fence Application. Install a post-and-rail fence with welded wire on the inside. The fence will be placed in the side and back yards of the property. The ACC tabled the fence application. The following are additional details the Committee needs to review before further considering the application: A plot plan is needed that shows the house and fence (as previously provided), along with the distances to the property lines. A statement needs to be included that the fence will be stained (and not left as bare pressure-treated wood). Also, a statement that the gates will be the same material as the fence.
6. 655 Kings Deer Point, Classic – Miscellaneous Application. In-office approval was given on 7/10/2026 to repaint the stucco exterior to SW6103 Tea Chest (brown).
7. 19075 Dorncliffe, Highlands – Miscellaneous Application. In-office approval was granted on 7/10/2026 for the installation of roof-mounted solar panels in compliance with the Design Standards.
8. 1218 Castlecombe, Highlands – Miscellaneous Application. In-office approval was given on 7/13/2026 to repaint the front door and shutters and stain the deck to the existing colors.
9. 19893 Kershaw Ct, Highlands – Miscellaneous Application. In-office approval was given on 7/13/2026 for a POD storage container in the driveway for up to 30 days.

10. 19712 Kershaw Ct, Highlands – Miscellaneous Application. In-office approval was given on 7/15/2026 to replace the existing wood deck and stairs with composite material. Column posts will be wrapped. Due to contractor scheduling, work will start in approximately 2 months. Start deadline extension is granted.
11. 19048 Harrogate Ct, Highlands – Miscellaneous Application. In-office approval was given on 7/20/2026 to replace the existing mailbox with the same ACC-approved model from Brandon Industries, in black.
12. 675 Kings Deer Pt, Classic – Miscellaneous Application. In-office approval was given on 7/20/2026 to repaint the house exterior with the following colors using Sherwin-Williams Duration paint.
Body: Mindful Gray (SW7016), Trim: Pure White (SW7005), Shutters: Black Fox (SW7020)
13. 824 Roehampton, Highlands – Miscellaneous Application. In-office was given on 7/22/2026 to repaint the house exterior with the following colors using Sherwin-Williams paint. House body: SW7038 Tony Toupe, Gutters: SW6076 Turkish Coffee.

Old Business:

14. 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. Site visit conducted on 7/11/2026. Received opinion from HOA attorney regarding building site on 7/13/2026. Final site plans with updated contours were received on 7/16/2026. ACC unanimously approved the project on 7/17/2026.
15. ACC sent to the board some recommendations on the proposed new exterior lighting standards, including a section on permanent roofline lighting, for incorporation into the Design Standards. The board accepted all the recommendations with one change. The board also accepted the ACC recommendation to remove reference to building site and poles in the Design Standards.

Adjournment - The meeting was adjourned at 6:07 PM. The next ACC virtual meeting is scheduled for August 13, 2026, at 5:00 PM.