



**Architectural Control Committee Minutes
March 26, 2026 – (Teleconference Meeting) @ 5:00 PM**

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

Others Present: John Highhouse (Executive Director), Jack Batson, Fritz Markos, Tim Jordan, Rich Pintler

New Business:

1. 845 Trumpeters Dr, Lot 1 Classic filing 6 – Miscellaneous Application for a 60-square-foot greenhouse to be installed in the backyard. Same greenhouse as originally installed on the same pad and in the same location. The ACC unanimously approved as submitted.
2. 18050 Archers Dr, Lot 8, filing 1 – Fence Application for a split rail fence, three rails with welded wire on the inside, in the backyard attached to the house. The fence is less than five feet tall, encloses under 5000 square feet, and is not within any setback. Unanimously approved contingent upon property closing and title transfer at the beginning of April 2026. Applicant to contact the HOA office after closing.
3. 19220 Royal Troon Dr, Lot 52 Highlands filing 2 – Miscellaneous Application for a commercially available playset to be installed in the side yard. Fritz Markos ACC accepts Site A as the preferred location. Needs to be staked to validate that the location is not in the setback. A proposed landscape plan needs to be submitted that is consistent with the Design Standards. The ACC will conduct a site visit before approval.
4. 19772 Knights Crossing, Lot 6, Highlands filing 5 – Miscellaneous Application. On 3/2/2026, in-office approval was granted to add an exterior window to the downstairs facing the golf course. The window is necessary to provide egress for a new bedroom. This window will match the existing windows and the exterior paint/stucco.
5. 845 Kings Deer Point, Lot 19 Classic filing 6 – Miscellaneous Application. On 3/12/2026, in-office approval was granted to change the deck's footprint from approximately 12'x26' to 15'x21'. The frame and columns need to be replaced due to wood rot. The new columns will be finished to match the house in color and material and will include accent features similar to those on the house. The new columns will comply with the Design Standards section XI Decks regarding length, width, height, and material.
6. 19185 Breton Place, Lot 19 Classic filing 4 – Miscellaneous Application. On 3/17/2026, in-office approval was granted to replace all upper-floor windows, two main-floor windows, and to repair the stucco on the chimney. The new windows will be the same size and color as the existing ones, except that one half-round eyebrow window will be removed. The stucco will be repaired afterward using the same color as the existing stucco.

Other Business:

1. Jack Batson is interested in joining the ACC.
2. The Design Standards were updated in March to include protective enclosures for vegetation. While the Board of Directors reviews its policies, there will be additional revisions to the Design Standards in the coming months. The Board of Directors will request an ACC review of possible revisions. Please check the website for the latest version.

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