



**Architectural Control Committee Minutes
December 4, 2025 – (Teleconference Meeting) @ 5:00 PM**

ACC Members: Mike Sauer, Joel Dixon, Rob Schule

ACC Members Absent: Dan Snelling, Allen Alchian

Others Present: John Highhouse (Executive Director), David & Alyce McElhoes, Andrea Riley

New Business:

1. 850 Trumpeters Ct, Lot 4 Classic filing 6 – Miscellaneous Application for a greenhouse. Tabled until the January ACC meeting. The ACC is waiting on clarification from the Board of Directors on the new policy specifications.
2. 20408 Royal Troon Dr, Lot 38, Highlands filing 5 – Change Order #2 on new construction. Changes to colors, siding, and stone locations, grade lines, add a curved beam to the front door roof cover, front door posts, gutters, extend the deck, and garage and service doors. The ACC approved all changes except for the siding change on the front elevation and unpainted stainless-steel gutters. The ACC requested calculations on the percentage of stone on the front elevation and additional information on the gutters.
3. 19583 Kershaw Ct, Lot 34, Highlands filing 1 – Miscellaneous Application. Window replacement on the rear elevation, changing window sizes, colors, and style. The ACC unanimously approved the application as submitted. The 13 two-story center windows will be swapped out with four large square windows. All other window sizes and shapes remain the same. The new windows will be black instead of white.
4. 19205 Sixpenny, Lot 1 Highlands filing 2 – Fence Application. Request to install a wood post and rail fence, with welded wire on the inside, 4 to 5' tall, with two gates. The owner requested a waiver due to extenuating circumstances, as the original application showed an enclosed area that greatly exceeded 5000 sq ft as specified in the Design Standards. Sauer and Dixon conducted a site visit as board members on 11/20/2025. The board agreed to a waiver, with the requirement that, before the property is transferred, the enclosed area of the fence must be reduced to 5000 sq ft, or the fence must be removed. The owner resubmitted a new plot plan showing the reduced fence size and location on the property and agreed in writing to the conditions imposed by the board. The ACC concurs with the board approval.
5. 2115 White Cliff Way, Lot 76 Highlands filing 6 – Miscellaneous Application. In-office approval was given on 12/2/2025 for the installation of roof-mounted solar panels on the south side (non-street).
6. The ACC updated the Snow Fence Policy and sent a redline version of the recommended policy to the board for approval.

Adjournment - The meeting was adjourned at 6:21 PM. The next ACC virtual meeting is scheduled for January 8, 2025, at 5:00 PM.