



**Architectural Control Committee Minutes  
October 23, 2025 – (Teleconference Meeting) @ 5:00 PM**

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

**Others Present:** John Highhouse (Executive Director), Andrea Riley (20408 Royal Troon), Steve Priddy (1336 Chapel Royal), Mary Wade (840 Newgate)

**New Business:**

1. 20408 Royal Troon Drive, Lot 38, Highlands filing 5 – Change Order to change sizes, shapes, and locations of various windows, changes to the finish on the columns, and change the garage door design. The ACC approved the changes to the windows, finish to the columns, and the new garage door design. A new change order, along with updated drawings, will be required for any changes to the stone on the house. Also, if there is a change to the roof over the front entry (from curved to straight), a new change order is required to document the change request.
2. 1336 Chapel Royal, Lot 48 Highlands filing 1 – Change order to the shingles and swap a window instead of one of the access doors. The ACC approved as submitted.
3. 750 Trumpeters Ct, Lot 10 Classic filing 2 – Fence Application. Request to install a section of wood ranch rail fence with gates that match the existing fence currently attached to the property. Tabled. Submittal lacks a detailed site plan, leaving the ACC unclear about the intent. Sauer to conduct a site visit on 10/24/2025.
4. 840 Newgate, Lot 14 Highlands filing 1 – Miscellaneous Application. Replace the upper and lower decks with Trex in color Toasted Sand and New Fortress powder-coated iron railing and balusters. Extend the upper deck and add one more support column. The ACC approved as submitted.
5. 18655 Archers Drive, Lot 9 Classic filing 5 – Miscellaneous Application. On 10/13/2025, In-office approval was given to repaint the home exterior to SW6066 *Sand Trap* and repaint the trim to the existing color.
6. 20416 Hunting Downs Way, Lot 45, Highlands filing 5 – Miscellaneous Application. On 10/20/2025, in-office approval was given to install a Generac backup generator on the south side, approximately 18' from the house.
7. 20136 Sedgemere Rd, Lot 61, Highlands filing 4 – Miscellaneous Application. On 10/20/2025, in-office approval was given to replace the roof shingles with Owens Corning Duration Flex in color Driftwood.
8. 2163 Whiter Cliff Way, Lot 65, Highlands filing 5 – Miscellaneous Application. On 10/20/2025, in-office approval was given to repair hail damage to stucco, wood beams, fascia, and other external repairs. Paint the trim and gutters to Musket Brown, repaint the stucco to Wicker.

**Site Visits:**

725 Caspian Ct, Lot 13 Classic filing 1 – Final inspection on a detached garage. No discrepancies noted. The ACC approved closing the project and refunding the compliance deposit.

**Adjournment** – The meeting adjourned at 6:10 PM. The next ACC virtual meeting is scheduled for November 13, 2025, at 5:00 PM.