



**Architectural Control Committee Minutes
August 28, 2025 – (Teleconference Meeting) @ 5:00 PM**

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

ACC Members Absent: Rob Schule

Others Present: John Highhouse (Executive Director), Tim Rood, Hans van Huijkelom

New Business:

1. 19050 Archers Ct, Lot 24 Classic filing 1 – Fence Application. Post and rail fence with welded wire on the inside. The owner resubmitted a plan reducing the enclosed square footage. The lot is well-treed with a playset inside the enclosed area. The ACC unanimously approved the project.
2. 850 Lancers Ct, Lot 14 Classic filing 6 - Miscellaneous Application. Submittal for an above-ground trampoline that will be anchored to the ground. The proposed site is located behind a detached garage and has some trees to the side. The ACC unanimously approved the project.
3. 20416 Hunting Downs Way, Lot 45 Highlands filing 5 – Miscellaneous Application. In-office approval was given on 8/15/2025, upgrading the deck from wood to Fiberon Good Life Tuscan Villa, and the railing will be prepped and stained a matching color. The deck size and footprint will remain unchanged.
4. 19130 Royal Troon Dr, Lot 18 Highlands filing 2 – Miscellaneous Application. In-office approval was given on 8/15/2025 for exterior repairs due to hail damage. Repairs include shingle replacement, stucco, garage door, windows, gutter, glass door, and side garage door. Colors to match the existing with no changes in sizes and dimensions. Shingles are Malarkey Vista Legacy in the color Heather.
5. Sauer stated that after the ACC approved many projects that include landscaping, the project gets completed, but the landscaping was never done. For example, required tree and shrub planting around playsets, fences, and recreational equipment. He further stated that there is little to encourage that these properties get the required landscaping treatments. He proposes changes to the Design Standard and the ACC Project Fee Schedule, adding an administrative fee and/or compliance fee to help ensure that these projects get completed. Sauer also recommended that the ACC conduct project final visits to verify completion. Sauer will write the proposed changes and requests that the ACC help develop the appropriate fee schedule. He will then bring the ACC recommendations to the Board of Directors for review and vote.

Adjournment – The meeting was adjourned at 6:09 PM. The next ACC virtual meeting is scheduled for September 11, 2025, at 5:00 PM.