



Architectural Control Committee Minutes July 31, 2025 – Record of ACC Activity

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

Others Present: John Highhouse (Executive Director)

New Business:

1. 19370 Bardsley Place, Lot 15 Highlands filing 3 – Miscellaneous Application for a pickleball court in the backyard. Existing trees shield the court from the street, and the property backs to different development. No lighting and no fencing. The court will be painted with similar colors to the house. Also, remove an existing 20x20 play area and replace it with a 12x12 stone patio. The ACC approved the project by email on 7/31/2025.
2. 645 Kings Deer Pt, Lot 32 Classic filing 1 – New Construction. Plans were submitted for a two-story house with a walkout basement. An initial site visit was conducted on 7/19/2025. The ACC found the following discrepancies. A side measurement from the house to the east boundary matched the dimension on the site plan. However, the distance from the house to the rear (south) boundary was off by about seven or eight feet. The builder explained that this was because the stake was placed at the five-foot offset instead of at the actual house perimeter. If true, then the measurement from the staked house to the east boundary was incorrect, as it should not have matched the site plan's dimension. Additionally, the ACC had two printed site plans with slightly different dimensions. The ACC ended the site visit and agreed to return once the conflicts among the site plans were resolved and the house was accurately staked. On 7/24/2025, the ACC conducted a second site visit. The Committee members who participated agreed that the site is now accurately and properly staked. However, they did not see a Proposed New Construction sign posted at the front of the lot as required. Once the sign has been posted as required for 10 days, and assuming no comments are received during that period that the ACC feels warrant reconsideration of this project, they feel an approval will be appropriate. On 7/25/2025, the HOA office sent an email notifying the builder and owners that no construction activity should be taking place on the property until the HOA approval is given. After receiving feedback from the builder that the sign was posted for the proper amount of time, the ACC approved the construction to start on 7/29/2025.
3. 20408 Royal Troon Dr, Lot 38 Highlands Filing 5 – New House Construction Application for a single-story rancher with a walk-out basement. A repeat site visit was conducted on 7/19/25 due to discrepancies found on the original site plan during the first visit. This visit compared a revised site plan with the staked house layout and confirmed that everything was consistent. Members of the ACC suggested that the builder consider final grading to address surface drainage from the neighboring property at 20356 Royal Troon. The ACC approved the project to start at the end of the site visit on 7/19/2025.
4. 19250 Lochmere Ct, Lot 8 Highlands filing 2 – Miscellaneous Project Application. On 7/24/2025, in-office approval was given to repair the driveway, keeping the same footprint, and to replace two window wells with ones of similar appearance and material.
5. 19635 Insborough Ct, Lot 32 Highlands filing 1 – Miscellaneous Project Application. On 7/28/2025, in-office approval was given to replace the front door and storm door with Jenn-Weld and Andersen doors. Color will be desert sand/ash tone.

Adjournment - The next ACC teleconference meeting is scheduled for August 14, 2025, at 5:00 PM.