



**Architectural Control Committee Minutes  
April 10, 2025 –ACC Zoom Meeting**

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

**ACC Members Absent:** Allen Alchian

**Others:** John Highhouse (Executive Director). Dave and Brenda Hart, Tim Goines, Steve Priddy, Alyce Mcelhoes

**New Business:**

1. 455 Kings Deer Point, Lot 42 Classic filing 1 – Miscellaneous Application. Project for a trampoline tied down with heavy-duty stakes and a swing set that is secured with anchors in the backyard. The ACC approved the trampoline conditioned on planting at least two additional evergreen trees, no less than 4' tall when planted, one on each side of the corner outside the fence.
2. 455 Kings Deer Point, Lot 42 Classic filing 1 – Miscellaneous Application. Add stairs and rails to the existing deck to allow access to the backyard. The ACC approved as submitted.
3. 455 Kings Deer Point, Lot 42 Classic filing 1 – Landscape and Fence Application. Post & 2-rail fence enclosing less than 5000 SF, propane firepit, stamped concrete patio, and 2012 SF of new sod in the backyard. Landscaping with trees and shrubs, no less than 4' tall evergreens when planted and no less than 10' apart must be positioned around the outside perimeter of the fence on all three sides. to break up the fence line. Finding no added landscape around the outside perimeter of the fence and recreational equipment, the ACC tabled until a new plan is submitted with landscaping shown on the outside of the fence. The ACC also noted that the native grasses need to be restored in (the driveway) in front, and the culvert needs to be restored to its original condition before the detached garage project is completed.
4. 19580 St Giles, Lot 89 Highlands filing 5 – Landscape and Fence Application. Raised vegetable garden with 20x20 post and rail fence. A flagpole will be installed in the center of the garden. The raised garden is approved. The freestanding fence needs a waiver from the Board of Directors.
5. 19580 St Giles, Lot 89 Highlands filing 5 – Landscape and Fence Application. Install a pergola supporting two hanging egg chairs. Approved as submitted.
6. 19580 St Giles, Lot 89 Highlands filing 5 – Landscape and Fence Application. Install a fixed basketball hoop next to the driveway. Approved as submitted.
7. 2179 White Cliff Way, Lot 20 Highlands filing 6 – Miscellaneous Application. On 3/31/2025, in-office approval was given to repaint the trim, including eaves, gutters, and edging, to Sherman Williams SW7508 *Tavern Taupe*. On 4/3/2025, a change order was approved to change the color to SW7514 *Foothills*.
8. 19475 Kershaw Ct, Lot 6 Classic filing 4 – Final Inspection on major addition. On 4/1/2025, after a site visit was conducted to verify the disturbed area was restored, the ACC approved by email to close the project and refund the balance of the compliance deposit.
9. 745 Kings Deer Pt, Lot 26 Classic filing 1 – Miscellaneous Application. On 4/1/2025, in-office approval was given to repair stucco with the same color as existing on the house.
10. 845 Trumpeters, Lot 1 Classic filing 6 – Miscellaneous Application. On 4/2/2025, in-office approval was given to repaint the house exterior body SW6074 Spalding Gray and trim SW7512 Pavillion Beige and SW7008 Alabaster White. Samples were provided.
11. 1348 Chapel Royal, Lot 49 Highlands filing 1 – Miscellaneous Application. On 4/2/2025, in-office approval was given to replace roof shingles with GAF Armorshield Class IV in charcoal color.

April 10, 2025 Architectural Control Committee activities (continued)

12. 1324 Chapel Royal, Lot 47 Highlands filing 1 – Miscellaneous Application. On 4/8/2025, in-office approval was given to replace roof shingles with Atlas Storm Master Shake Class 4 shingles in *Aspen Grove* color.
13. 1336 Chapel Royal, Lot 48 Highlands filing 1. On 4/8/2025, in-office approval was given for an extension to a previously approved gazebo project in the back of the house on the existing concrete patio. A basement project and winter weather delayed this project.
14. 1731 Islehurst Ln, Lot 15 Highlands filing 4. On 4/8/2025, in-office approval was given to install an additional 550 SF of artificial grass in the back of the property.
15. 475 Kings Deer Point, Lot 41 Highlands filing 1. On 4/10/2025, in-office approval was given to install a small asphalt patch, 10 ft x 2 ft, in front of the mailbox to allow easier access for the mail carriers. A site visit was made to inspect the area.
16. 475 Kings Deer Point, Lot 41 Highlands filing 1. On 4/10/2025, in-office approval was given to replace both concrete driveways and the concrete walkway. There are no additions or changes to the footprint. A site visit was made to inspect the area.
17. Sauer volunteered to develop a proposal for new ACC submittal and compliance fees for fences and permanent recreational features to be brought to the Committee for discussion and vote.

**Cursory Questions:**

1. 20408 Royal Troon, Lot 38 Highlands filing 5 - Questions for new construction planning.
2. 1336 Chapel Royal, Lot 57 Highlands filing 1 - Questions about ancillary building/detached garage.

**Adjournment** - The meeting ended at 5:50 PM, and the ACC immediately entered discussions on cursory review questions. The discussions and Zoom call ended at 6:45 PM. The next ACC Zoom meeting is scheduled for April 24, 2025, at 5:00 PM.