



## Architectural Control Committee Minutes June 12, 2025 – Teleconference Meeting

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

**ACC Members Absent:** Joel Dixon

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

The meeting started at 5:00 PM.

### **New Business:**

1. 20408 Royal Troon Dr, Lot 38 Highlands filing 5 – New House Construction Application. Plans for a two-story home were discussed. The ACC noted a few items that must be addressed on the plans. The primary issue is that the square footage is less than the Design Standards specify for a two-story house. Other items include needing final contours on the site plans, draw in a grade lines to show how much exposed foundation walls are on the elevations, indicating the areas of stucco on the elevations, indicating that the columns on the rear deck over 8' tall will be at least 18" square, and a recommendation to enlarge the disturbed area on the site plan. Tabled for revised plans.
2. 740 Lancers Ct, Lot 19 Classic filing 2 – Fence Application. Install a cedar post and rail fence with welded 2"x 4" wire mesh inside the fence in the backyard of the property. Contingent on the new owner taking possession of the property before any work is started. The ACC found that the enclosed area is substantially greater than specified in the Design Standards. Highhouse to coordinate with the ACC, buyers, and sellers to schedule a site visit after revised site plans are submitted. Tabled for revised site plan.
3. 1336 Chapel Royal, Lot 48, Highlands filing 1 – Ancillary Building. RV garage approximately 40' x 45' located behind the house. The ACC reviewed the plans and granted a waiver for 1690 SF (90' over the max for a detached structure). The ACC conducted an initial site visit on 5/13/2025. On 5/20/2025, the ACC reviewed the site visit and determined that additional stone needs to be added to the east and west elevations to match the house. The project is tabled pending revised plans showing the stone on these elevations. On 5/26/2025, the ACC approved the revised plans and the project start.
4. 18730 Brockenbury Ct, Lot 9 Highlands filing 3 – Miscellaneous Application. On 6/11/2025, in-office approval was given to replace roof shingles with GAF Grand Sequoia in color *Weathered Wood* and replace the 5-inch gutters. Roofing material is on the pre-approved roofing list.

**Adjournment** - The meeting was adjourned at 6:06 PM. The next ACC virtual meeting is scheduled for June 26, 2025, at 5:00 PM.