



**Architectural Control Committee Minutes
March 13, 2025 – ACC Zoom meeting**

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

ACC Members Absent: Rob Schlue

Others Present: John Highhouse (Executive Director), Matt Kunkel (18685 Archers), David Kowalski (20096 Royal Troon), Brian Bills (20416 Hunting Downs Way)

New Business:

1. 18685 Archers Dr, Lot 10 Classic filing 5 – Change order. Change from two driveway monuments to one mailbox monument on the north side of the driveway. Also, the design is changed. The ACC unanimously approved the change as submitted.
2. 20096 Royal Troon Dr, Lot 32 Highlands filing 5 – Fence Application for split rail (3-rail) with 2x4" welded wire on the inside of the fence. The 4-foot tall fence will enclose approximately 400 SF. A 40' x 7.5' area of artificial turf will be installed inside the fenced area, and a 10' x 7.5' area will be landscape rock. Globe spruce will be planted at the front and back of the fenced area. There are several existing trees between the proposed fence and the neighboring property. Sauer and Highhouse have visited the property and looked at the proposed fence location. After verifying that the house consists of at least 50' of the fence perimeter, the ACC unanimously approved.
3. 20416 Hunting Downs Way, Lot 45 Highlands filing 5 – Fence Application for a post and rail cedar wood fence with 2x4" welded wire on the inside of the fence. The enclosed area is approximately 900 SF and is located on the south side of the property, between the house and the church parking lot. Artificial turf will be inside the fenced area, and new Siloam Stone (sandstone) steps leading to the fenced pet area. A border of landscape rock and flagstone will surround the area. The Committee tabled the application, awaiting revised plans showing that the house forms one leg of the fence perimeter.
4. 20136 Sedgemere Rd, Lot 61 Highlands filing 4 – Miscellaneous Application. On 3/11/2025, in-office approval was given to replace the roof shingles with Owens Corning Duration Flex in color Driftwood. This is a close match to what was approved for the detached garage a couple of years ago.

Old Business:

5. 2115 White Cliff Way, Lot 76 Highlands filing 5 – Ancillary Building. After hearing and discussing an appeal, the Board of Directors on 2/18/2025 approved refunding the compliance deposit on this project.
6. 20096 Royal Troon Dr, Lot 32 Highlands filing 5 – Fence Application. Emailed the owner on 2/24 that the application was incomplete and needed a site plan with dimensions of each leg of the fence, distances to property lines, and a landscape treatment plan. Sauer and Highhouse visited the property owner. Due to the house being 15' from the golf course setback, there isn't room to put the fence in the backyard. The owner will resubmit for a smaller fenced enclosure on the side of the house.

Adjournment – The meeting was adjourned at 5:50 PM. The next ACC Zoom meeting is scheduled for March 27, 2025, at 5:00 PM.