



## Architectural Control Committee Minutes December 12, 2024 – ACC Zoom meeting

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

**ACC Members Absent:** Kevin Pratt, Rob Schlue

**Others Present:** John Highhouse (Executive Director), Karrie Rexford (19150 Sixpenny), Paul Young (2259 White Cliff), Ryan & Stephanie Ellis (815 Newgate)

### New Business:

1. 19150 Sixpenny Lane, Lot 25 Highlands filing 2 – Miscellaneous Application for a hot tub to be placed behind the house. The ACC unanimously approved the application.
2. 2259 White Cliff Way, Lot 40 Highlands filing 6 – New Construction. The new owner for this property wants to discuss completing the existing plans with some changes. The ACC unanimously approved the application and changes. Due to this being a completion of a home already under construction, the new owner will petition the BOD to waive the submittal fee.
3. 815 Newgate Ct, Lot 18 Highlands filing 1 – Miscellaneous Application to replace 17 existing windows on the back and side of the home. Anderson is the window manufacturer. The color is white, which matches the existing windows. The estimated project start date is March 2025, but the owner wants approval before ordering the windows. The ACC approved this project with a March 2025 start date.
4. 18685 Archers Dr, Lot 10 Classic filing 5—Final Inspection. On 11/21/2024, the ACC conducted a site visit for the structural inspection. The Committee determined they would complete the inspection and gave an extension to complete the mailbox and driveway monuments. During the ACC review, the Committee found the following discrepancies. Front elevation - Stone along the front of the house is missing primarily between the front door and garage, and stone was added to the upper-level window, above the garage, to the left of the front door, and the window. While the stone quantity appears to be the same, it was not applied to the areas where it was approved. Left side elevation – Missing bump-outs around the windows, the stone below the window on the left is missing, and the grade is much different from the approved plans. There are no architectural features around all windows or the door. Exposed garden-level window where it should have been a below-grade basement window. Rear elevation – No architectural elements around windows. Right elevation – stone added to the cantilevered window and removed from the side of the house. The roofline is different than approved, with a gable missing from this window. The grade is different from what was approved. The driveway culvert does not have headwalls. (This will be evaluated during the landscape evaluation.) Since none of these changes were submitted for ACC approval, the Committee imposed the following withholds from the compliance deposit. \$200 for the stonework being relocated in many areas around the house, \$50 for the missing gable on the right elevation, \$500 for most windows throughout that are missing architectural features (bump-outs) around the windows, \$750 for final grading being considerably different on both sides and the back, leaving an extensive exposed wall that lacks architectural treatment. The total of these withholds is \$1500. The owner has until 9/30/2025 to complete the restoration of the disturbed area.
5. 19475 Kershaw Ct, Lot 6 Classic filing 4 – Final Inspection on house addition. On 11/21/2024, the ACC conducted a site visit. ACC found no discrepancies with the construction. The owner has until 9/30/2025 to complete the restoration of the disturbed area.

December 12, 2024 Architectural Control Committee activities (continued)

6. 19369 Queens Crescent Way, Lot 46 Highlands filing 6 – Fence Application for a black metal picket fence, 5' tall, and enclosing approximately 5000 SF in the back of the property. The owner scaled down the enclosed area from a previous submission. On 11/23/2024, by email, the ACC approved the application.

**Old Business: none**

**Adjournment** – The meeting was adjourned at 6:36 PM. The next ACC Zoom meeting is scheduled for January 9, 2025, at 5:00 PM.