



**Architectural Control Committee Minutes
October 24, 2024 – Zoom meeting @ 5:00 PM**

ACC Members Present: Allen Alchian, Kevin Pratt, Mike Sauer, Rob Schlue, Joel Dixon

ACC Members Absent: Dan Snelling

Others Present: John Highhouse (Executive Director), Kathy Kooker

New Business:

1. 19450 Kershaw Ct, Lot 2 Classic filing 4 – Miscellaneous Application for window replacement, stucco repair and recolor, and repaint house exterior. Stucco and paint colors TBD. Request for approval of windows so they can be placed on order. The ACC approved windows. However, the Committee did not address the issue of house color or stucco until the colors were determined and submitted to the ACC.
2. 19369 Queens Crescent Way, Lot 46 Highlands filing 6 – Fence Application for a black metal picket fence, 5' tall, and enclosing approximately 2500 SF in the back yard of the property. This property backs up to open space ranch land on the south and east. Existing trees on the property. The ACC found that the fence material is acceptable. However, the Committee will do a site visit at 9:30 AM on Friday, 10/25/2024, to ensure the location is not encroaching into the property setback and to determine if the existing landscape is sufficient to meet the fence landscape standards.
3. 19215 Sixpenny Lane, Lot 2 Highlands filing 2 – Miscellaneous Application. On 10/22/2024, in-office approval was given to replace roof shingles with Malarkey Legacy in color *Midnight Black* or *Brilliant Black*.

Old Business:

1. Trellis/arbor/lattice issue. The Committee sent guidance to the board for a change in the Design Standards. The board approved the proposed changes to be incorporated into the Design Standards.
2. 19450 Kershaw Ct, Lot 2 Classic filing 4 – Fence Application for post and 3 rails with welded wire mesh on the inside of fence in the back yard. ACC conditionally approved the request requiring landscaping around the fence exterior perimeter as per the Design Standards. The owner disputed the need for additional landscaping and will appeal the decision to the Board of Directors.

Adjournment – The meeting ended at 5:41 PM. The next ACC Zoom meeting is scheduled for November 14, 2024, at 5:00 PM.