



**Architectural Control Committee Minutes
September 26, 2024 – Zoom meeting @ 5:00 PM**

ACC Members Present: Allen Alchian, Kevin Pratt, Mike Sauer, Rob Schlue, Dan Snelling

Others Present: John Highhouse (Executive Director), Joel Dixon (ACC candidate)

New Business:

1. 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. Encloses approximately 4900 SF. Tabled. ACC requires a site plan showing additional evergreen trees, no less than 4' tall when planted, or evergreen shrubs, and placed no less than every 8 feet apart around the perimeter of the fence. The evergreen trees and/or shrubs need to be planted before 6/30/2025. Additional details need to be provided to the ACC about the gate and the gate material needs to be specified as wood (per the Design Standards).
2. 19747 Knights Crossing, Lot 10 Highlands filing 5 – final inspection- landscaping. A structural inspection of the house was previously completed. ACC gave until 9/30/2024 to complete the minimum landscape requirements. The ACC approved closing out the project and refunding the balance of the compliance fees.
3. 19642 Guildford, 72 Highlands filing 5 – final inspection- structural on a new house. Having found no discrepancies in the structural inspection, the ACC approved to refund ½ of the compliance fee. The minimum landscaping must be completed by 6/30/2025.
4. 20136 Sedgemere, Lot 61 Highlands filing 4 – final inspection- detached garage and landscaping. The ACC approved closing out the project and refunding the remaining compliance fee.
5. 2115 White Cliff Way, Lot 76 Highlands filing 5 – final inspection- landscaping for a detached garage. Structural inspection previously completed. The ACC did not find sufficient new growth covering the disturbed area and gave the owner until 6/30/2025 to reestablish native grasses. The compliance fee will be held until then.
6. Trellis/arbor/lattice issue. The Committee is willing to more clearly define these structures in the Design Standards but requests the board to give guidance to the ACC for future submittals. Stating that the ACC has more expertise on the matter, the board requests the ACC to develop a guideline and send it to them for approval and implementation. The ACC recommendation to the board is to include “trellis” with the description of “lattice” in the applicable section of the Design Standards (page 18) where “lattice” is located.
7. 19021 Dorncliffe Rd, Lot 67 Highlands filing 6 – Miscellaneous Application. On 9/17/2024, in-office approval was given for new roof shingles using CertainTeed Northgate ClimateFlex in color *Max Def Black*.
8. 845 Kings Deer Point, Lot 19 Classic filing 6 – Miscellaneous Application. On 9/19/2024, in-office approval was given to repaint the house stucco to SW6003 Proper Gray and trim repainted with the existing color.
9. The ACC recommends to the Board of Directors that Joel Dixon be appointed to serve as a full member of the Committee.

Old Business:

1. 18685 Archers Dr, Lot 10 Classic filing 5 –Effective 7/11/2024, the ACC imposed a \$50/week withhold from the compliance deposit until a certificate of occupancy is provided to the HOA office.

September 26, 2024 Architectural Control Committee activities (continued)

2. 1160 Trumpeters, Lot 1 Highlands filing 3 – The ACC wants to send a reminder to the owners that the approval for waiver was for the shed placed under the back deck.

Adjournment – The meeting ended at 5:41 PM. The next ACC Zoom meeting is scheduled for October 10, 2024, at 5:00 PM.