



**Architectural Control Committee Minutes
August 22, 2024 – Zoom meeting @ 5:00 PM**

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

Others Present: John Highhouse (Executive Director)

New Business:

1. 19035 Purser Ct, Lot 7 Classic filing 3 – Major Addition. Add a workshop with a 3095 SF footprint attached to the existing house. The ACC approved the plans contingent on the posting of the “proposed construction” sign for at least 10 days and the successful completion of an ACC initial site visit. A site visit was conducted on 8/10/2024 with some unresolved questions. After discussion by email on 8/15/2024, ACC tabled the decision until seeking an opinion from the Board. Having received board guidance, the ACC unanimously approved the project to proceed as submitted.
2. 18685 Archers Dr, Lot 10 Classic filing 5 – Miscellaneous Application. Owners request to install a temporary mailbox while awaiting the completion of monuments. The ACC unanimously approved a temporary mailbox for 90 days. The owner must reapply if still needed after 11/21/2024.
3. 19475 Kershaw Ct, Lot 6 Highlands filing 4 – House addition. Add a 508 SF bonus room to an area in the back of the house. Finding no issues with the plans, the ACC approved the project to start contingent on the “proposed construction” sign being posted for a minimum of 10 days.
4. 19150 Lochmere Ct, Lot 40 Highlands filing 2 – Detached Garage Final Inspection. ACC conducted a final site visit on 8/19/2024. Having found no issues, the ACC approved to close out the project and refund the balance of the compliance deposit, less any previously withheld funds.
5. 18435 Archers Drive, Lot 7 Classic filing 5 – Project past start deadline. The ACC previously granted an extension of 2 months, until 8/10/2024, for this project to start. Seeing no evidence that the project has started, the ACC unanimously revoked the construction approval, refunding the compliance deposit and retaining the non-refundable ACC submittal fee. The owner may resubmit the project when ready.
6. 455 King’s Deer Pt, Lot 42 Classic filing 1 – Ancillary Building Application. Request to build a 1304 SF detached garage/shop on the east side of the house. ACC approved the plans contingent on the posting of the proposed construction sign for at least 10 days and the successful completion of an ACC initial site visit. A site visit was conducted on 8/10/2024. On 8/14/2024, the ACC tabled the decision because the stakes did not accurately define the corners of the proposed project, and the property corners were not fully marked. With the site re-staked and property corners marked, a second site visit is scheduled for 8/27/2024.
7. The ACC recommends to the Board of Directors, adding the approval of temporary mailboxes to the list of projects that can be approved in-office by the executive director.
8. 1160 Trumpeters Ct, Lot 3 Highlands filing 1 – Miscellaneous Application. Request to install an 8’ x 7.5’ storage shed under the back deck for service-related ADA items. Colors to match the house. The ACC tabled action and deferred a decision until they conducted a site visit. After a site visit was made on 8/10/2024, the Committee discussed and approved by email the request as submitted on 8/15/2024.
9. 18845 Brockenbury Ct, Lot 6 Highlands filing 3 – Deadline Extension. In-office approval was given to extend the start deadline for a roofing project by 60 days. The new start deadline is 10/14/2024.

Old Business:

August 22, 2024 Architectural Control Committee activities (continued)

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.

Adjournment – The meeting ended at 5:21 PM. The next ACC Zoom meeting is scheduled for September 12, 2024, at 5:00 PM.