



**Architectural Control Committee Minutes
July 11, 2024 – Zoom meeting @ 5:00 PM**

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

ACC Member Absent: Dan Garrison

Others Present: John Highhouse (Executive Director)

New Business:

1. 19724 Falcon Crest Ct, Lot 8 Highlands filing 1 – Miscellaneous Application - Rebuild the rear deck with composite material, and metal railing and posts. The new deck will be the same footprint as the current one. Support columns under the deck will be 6x6 boxed in with the same composite material as the fascia on the decking and vary from 2 to 3 feet. Bordering on ranchland to the west, the deck is not visible from streets or neighboring properties. ACC unanimously approved as submitted.
2. 885 Lancers Ct, Lot 11 Classic filing 6 – Miscellaneous Application – Install basketball court off the driveway in the front of the house between existing trees. ACC unanimously disapproved. The court is located in the setback and needs to be positioned differently on the property. Also, the ACC requires dimensional information on the footprint of the court.
3. 725 Caspian Ct, Lot 13 Classic filing 1 – Deadline extension request – The owner requests an extension until 10/31/24 on this ancillary building project due to a late start because of weather. ACC approved with five for and one against.
4. 19615 Insborough Ct, Lot 30 Highlands filing 1 – Miscellaneous Application – Install a multi-use sports court behind the house. No exterior lighting. The ACC tabled the project as submitted, requiring additional information. The 10ft rebounder fence exceeds the 5ft max as stated in the Design Standards. The ACC requires more detailed information about the fence and rebounder fence. The fence material needs to be specified. A drawing clearly showing where the fence section is to be located needs to be submitted. The ACC finds that the proposed landscaping is inadequate to meet the standards. Substantial landscape that immediately blocks views from neighboring properties is required according to the Design Standards. Ornamental grasses are not sufficient. Four-foot-high evergreens, minimum when planted, in numbers, and with spacing as shown in the additional submitted drawings would be sufficient.
5. 19031 Harrogate Ct, Lot 35 Highlands filing 3 – Construction final for a detached garage. The ACC unanimously approved closing out the project and refunding the balance of the compliance deposit.
6. 18110 Archers Dr, Lot 9 Classic filing 1 – Landscape Application. On 6/27/2024, in-office approval was given to move the location of the previously approved wood cedar pergola to the south side of the property, to be placed on a foundation of pavers. The pergola site is approximately 52' from the closest (south) property line.
7. The Executive Director contacted owners of projects that should be near completion and compiled a list for the ACC on which the Committee to schedule and perform final inspections.
8. 1635 Kings Cross, Landscape final. On 6/30/2024, having found the native grasses sufficiently restored, the ACC approved by email to close out the project and refund the balance of the compliance fee.
9. 1654 Kings Cross. Landscape final. On 6/30/2024, having found the native grasses sufficiently restored, the ACC approved by email to close out the project and refund the balance of the compliance fee.

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10. 1343 Castlecombe. Detached Garage Construction final. Having met the requirements for construction and restoration of the landscaping, on 6/30/2024 the ACC approved by email to close out the project and refund the balance of the compliance fee.
11. 19834 Upchurch. Attached Garage Construction final. The ACC found two windows that were added to the garage that were not on the originally approved plans. On 6/30/2024, the ACC withheld \$50 for the discrepancy and approved closing out the project and refunding the remaining balance of the compliance fee.
12. 19642 Guildford Ct, Lot 72 Highlands filing 5 – Deadline extension request – On 7/5/2024 an in-office approval was given to extend the completion deadline on this new house until 09/30/2024 construction due to delays with subcontractors. The deadline for restoration of the landscape is moved to 6/30/2025.

Old Business:

1. An updated *Authorization for Limited Project Approval by Executive Director* received unanimous email approval.
2. 18685 Archers Dr, Lot 10 Classic filing 5 – On 7/5/2024, the Executive Director sent a reminder email to the owners and the builder that if construction is not complete by 7/11/2024, then the ACC imposes a withhold of \$50 per week until a certificate of occupancy is provided to the HOA office.

Adjournment – The meeting ended at 6:39 PM. The next ACC Zoom meeting is scheduled for July 25, 2024, at 5:00 PM.