



**Architectural Control Committee Minutes
September 12, 2024 – Zoom meeting @ 5:00 PM**

ACC Members Present: Allen Alchian, Dan Snelling, Mike Sauer

ACC Members Absent: Rob Schlue, Kevin Pratt

Others Present: John Highhouse (Executive Director), Joel Dixon, Steve Priddy, Jim Gale

New Business:

1. 1336 Chapel Royal, Lot 48 Highlands filing 1 – Miscellaneous Application. Request to install a 12'x24' gazebo in the back of the house on the existing concrete patio. ACC approved as submitted.
2. 1336 Chapel Royal, Lot 48 Highlands filing 1 – Miscellaneous Application. Request to add two new exterior windows on the left side elevation to support basement egress. Two new bedrooms are being added in the basement and require egress. ACC approved as submitted.
3. 1936 Bashley Rd, Lot 21 Highlands filing 5. Miscellaneous Application. Request to install a 12'x16' pergola in the back of the house. Install pavers in the area previously designated for trampoline. ACC approved as submitted.
4. 1635 Kings Cross, Lot 51 Highlands filing 4. Fence Application for post and rail with welded wire mesh on the inside of fence in the back yard. Encloses approximately 4950 SF. Trees and shrubs will be planted around the outside perimeter of the fence. ACC approved as submitted. The owner has until June 30, 2025 to complete landscaping around the outside perimeter of the fence.
5. 2131 White Cliff Way, Lot 75 Highlands filing 5. Fence Application for post and rail with welded wire mesh on the inside of fence in the back yard. Encloses approximately 4900 SF. Ornamental grasses will be planted in addition to existing trees around the outside perimeter of the fence. Approved as submitted.
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. ACC will review the governance documents and discuss at the next meeting.
7. Welcome to the new ACC candidate, Joel Dixon.
8. 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 Committee found the stakes did not accurately define the corners of the proposed project they were supposedly representing, and the property corners were not fully marked. The site has now been re-staked and property corners marked. A second site visit was conducted on 8/27/2024. On 8/28/2024, having found no discrepancies the ACC approved the project to start.
9. 18435 Archers Drive, Lot 7 Classic filing 5 – Project past start deadline. On 8/28/2024, the ACC approved by email a request to again extend the start deadline. The new start deadline is now 9/11/2024. If the project has not started by this date, then the submittal fee will be withheld and the compliance fee refunded. A new submission would then need ACC approval for the project. The project started with a completion date of 6/11/2025.

September 12, 2024 Architectural Control Committee activities (continued)

10. 19057 Dornclyffe Rd, Lot 65 Highlands filing 6 – Miscellaneous Application. On 8/28/2024, in-office approval was given for exterior repairs to stucco, repainting stucco to SW7519 *Mexican Sand*, and trim to SW7525 *Tree Branch*. Also, stain the front door and perform some minor exterior repairs.
11. 19160 Lochmere Ct, Lot 39 Highlands filing 2 – Miscellaneous Application. On 8/28/2024, in-office approval was given for exterior repairs including shingle replacement, repainting the house body to SW7005 *Pure White*, and trim to SW6992 *Inkwell*. Shingles are CertainTeed NorthGate ClimateFlex in color, *Moire Black*.
12. 19748 Kershaw Ct, Lot 55 Highlands filing 1 – Miscellaneous Application. On 9/5/2024, in-office approval was given for exterior repairs to stucco, changing the stucco color to *Cobble Brown*, the trim soffits and fascia to SW7558 *Medici Ivory*, and the garage doors to SW6081 *Down Home*.
13. 19612 Falcon Crest, Lot 39 Highlands filing 1 – Miscellaneous Application, On 9/5/2024, in-office approval was given to replace the roof with Westlake Royal Roofing, Newport Saxony Slate, concrete contemporary tile in color *Black Canyon*.
14. 1397 Castlecombe Ln, Lot 54 Highlands filing 6 – Miscellaneous Application. On 9/9/2024, in-office approval was given to remove the back deck and replace it with a steel frame and Trex decking in color *Tiki Torch*. Fascia in color *Spiced Rum*. Pickets and posts will be black steel. Using current footprint and existing columns.

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.
2. 18685 Archers Dr, Lot 10 Classic filing 5 – Continued runoff onto neighboring property. An email was sent on 9/5/24 that despite their mitigation efforts, the problem still exists. On 9/10/24, the builder came into the HOA office to describe what had been done and discuss the issue. Committee members suggested the use of erosion control, i.e., waddles or straw matting embedded with native grass seed, to prevent debris from running onto the neighboring property.

Adjournment – The meeting ended at 5:39 PM. The next ACC Zoom meeting is scheduled for September 26, 2024, at 5:00 PM.