



**Architectural Control Committee Minutes
August 8, 2024 – Zoom meeting @ 5:00 PM**

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

ACC Member Absent: Dan Snelling

Others Present: John Highhouse (Executive Director), Gery Rachal, Mark with Latigo Home Design, David Hart, Steven Coberly

New Business:

1. 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 can conduct a site visit which is scheduled for Saturday morning.
2. 19035 Purser Ct, Lot 7 Classic filing 3 – Major Addition. Add a workshop with a 3095 SF footprint attached to the existing 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 is scheduled for Saturday morning.
3. 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 is scheduled for Saturday morning.
4. 18685 Archers Dr, Lot 10 Classic filing 5 – Inquiry from the neighboring property about runoff onto his property that occurred after the first major downpour of the year and the first since the house and raised leach field were installed. The neighbor is asking if the ACC could find some way to have the builder permanently mitigate the runoff onto his property. The ACC conducted a site visit on 8/1/2024. The Committee found that water from recent rains was being channeled into a small area at the back of the property. This channeling did not exist prior to construction on this property. After examination and review, the Committee is requiring the owner (or their builder) to take action to prevent high volumes of water from being channeled into a limited area, so that it is more evenly dispersed into a larger area. Secondly, the owner/builder must provide the necessary mechanisms to ensure materials (sand, silt, pine needles, cones, etc.) are not being transferred during water flow from the property onto neighboring properties. The ACC wants to see a permanent solution implemented that extends well beyond the construction phase.
5. 19747 Knights Crossing, Lot 10 Highlands filing 5 – final inspection-house structural. The owner has until 9/30/2024 to complete the landscaping. The ACC conducted a site visit on 8/1/24. During the review, the Committee noted that stone is missing from the right (east) elevation and that eyebrows are missing from 5 windows that were shown on the approved plans. The Committee imposed a \$50 withhold for the noted discrepancies and approved to refund half of the compliance deposit, less any withholds. The ACC deferred a final evaluation of the minimum landscape standards until the end of September.
6. 865 Trumpeters, Lot 2 Classic filing 6 – final inspection for RV garage addition with breezeway. The ACC conducted a site visit on 8/1/24. During the review, the Committee found no discrepancies with the structural component. Although the restoration of grass was sparse, it is not clearly visible from public access areas. The ACC approved closing the project giving a full refund of the compliance deposit.

August 8, 2024 Architectural Control Committee activities (continued)

7. 19350 Bardsley Pl, Lot 14 Classic filing 3 – Miscellaneous Application. On 7/30/2024, in-office approval was given to replace the roof with Malarkey Vista Class 4 impact-resistant shingles. Also, repaint the main house body color to Sherwin Williams SW 9589 *Limewash*; trim including window & roof trim and gutters will be painted SW 9582 *White Sand*, and House & Garage doors will be painted SW 6076 *Turkish Coffee*.
8. 19250 Lochmere Ct, Lot 51 Highlands filing 2 – Miscellaneous Application. On 7/30/2024, in-office approval was given to install a whole house generator out of view of neighbors and public areas on the west side of the garage addition. The generator will be concealed by trees/shrubs.
9. 2260 White Cliff Way, Lot 39 Highlands filing 6 – Miscellaneous Application. On 8/2/2024, in-office approval was given to repaint the exterior of the house and replace the garage doors. New house colors are SW9109 *Natural Linen* for the body, SW7069 *Iron Ore* for the front door, and *Terratone* (light brown that matches the trim) for garage doors.
10. 19125 Sixpenny Ln, Lot 29 Highlands filing 2 – Miscellaneous Application. On 8/6/2024, in-office approval was given to complete a roof repair due to hail damage, using GAF Timberline AS in color *Weathered Wood*. Solar panels will be removed and then reinstalled in the same location after repair is complete.
11. 19785 Brockenbury Ct, Lot 5 Highlands filing 3 – Miscellaneous Application. On 8/7/2024, in-office approval was given to install a 14x10 cedar pergola on a stamped concrete foundation, behind the home and adjacent to the existing back patio. There are existing trees to the north and additional trees will be planted to the east for privacy. Neither the pergola nor the pad can be within the 35-foot setback.
12. Dan Garrison resigned from the ACC effective 8/2/2024. The Committee thanks Dan for his years of dedicated service to the community.

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.

Cursory Review:

1. 20045 Royal Troon Dr, Lot 51 Highlands filing 5 – Review of preliminary plans for a detached RV garage.
2. 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.

Adjournment – The meeting ended at 6:35 PM. The next ACC Zoom meeting is scheduled for August 22, 2024, at 5:00 PM.