



## Architectural Control Committee Minutes June 29, 2023

**Members Participating:** Allen Alchian, Dan Snelling, Heather Cashman, Ed Topps

**Members Absent:** Dan Garrison

**Others Present:** John Highhouse (Executive Director), Josh Watt

### New Business:

1. 19031 Harrogate Ct, Lot 35 Highlands filing 3 – Ancillary Building Application. Detached RV garage with two additional stalls. 1368 SF. ACC approved contingent on initial site visit confirming that the detached garage is out of the setback, and construction sign must be posted for at least 10 days.
2. 19039 Dorncliffe Rd, Lot 66 Highlands filing 6 – Construction Final. ACC conducted a review of the construction finding the following discrepancies: Front elevation has one added window, two windows are now pop outs, and stone is missing on the left of the front door. Left elevation has stone placed in different location than on plans, also stone to left of garage door and left of main entry is missing. ACC imposes withholds of \$50 for the window changes without approval and \$200 for missing stone from approved plans. A total of \$250 is withhold for changes without change orders and a partial refund of the compliance deposit will be made with \$2500 retained until completion of the landscaping inspection. The owner has until the end of this growing season (September 30) to complete minimum landscape requirements.
3. 2260 White Cliff Way, Lot 39 Highlands filing 6 – Landscape and Fence Application. Install 60'x80' artificial turf field surrounded with concrete or landscape brick, 17' in-ground oval shaped trampoline, and a 12'x12' playground structure with slide, swings, and playhouse area 10' tall. ACC approved.
4. 19759 Kershaw Ct – concern about material used in house exterior. After discussion, the ACC recommended a change to the Design Standards, page 9 to amend the lap siding paragraph to include board & batten. Both siding should be solid wood material or cement fiberboard. Any other material must be approved in advance by the ACC.
5. 1854 Penny Royal Ct, Lot 21 Highlands filing 4 – Landscape application. Install a 15x15 ft patio and 10x12 ft garden patio with 3 ft of rock around the new ancillary building on the N, E, and S sides. Grass on the W side. After verification that there are no additional irrigated grass areas, on 6/30/23, in-office approval given for project as submitted.
6. 19050 Archers Dr, Lot 24 Classic filing 1 – Miscellaneous Application. On 6/15/23, in-office approval given for a deck replacement adding stairs and concrete pad for landing in the back of house. The deck area remains unchanged.
7. 19628 Guildford Ct, Lot 71 Highlands filing 5 – Landscape Final. On 6/18/23, the ACC conducted the landscape review by email and approved to close out the project refunding the balance of the compliance deposit.
8. 2115 White Cliff Way, Lot 76 Highlands filing 5 – Ancillary Building Application. Detached RV garage with washup area, 1688 SF. Owner submitted new site plan with structure completely out of the setback. On 6/21/2023, the ACC approved the project pending completion of the initial site visit.
9. 725 Caspian Ct, Lot 13 Classic filing 1 – Ancillary Building Application. On 6/22/23, the ACC by email disapproved the project due to exceeding the size limitation and the fact there are only 4 vertical walls.

June 29, 2023 Architectural Control Committee activities (continued)

The Committee recommended that the desire to diverge from the Design Standards needs to be addressed by the Board.

10. 865 Trumpeters Ct, Lot 20 Classic filing 6 – Construction change order. Replace window with door as required by code. On 6/22/23, the ACC by email approved the change order as submitted.
11. 2148 White Cliff Way, Lot 64 Highlands filing 5 – Miscellaneous Application. Repave and expand driveway. On 6/22/23, the ACC by email approved the project as submitted.
12. 1353 Montcombe Dr – Lot 65 Highlands filing 4 – Miscellaneous Application. Glass enclosure for back deck as wind screen. On 6/22/23, the ACC by email approved the project as submitted.
13. 20432 Hunting Downs Way, Lot 46 Highlands filing 5 – Fence Application. Install black metal picket fence, 4' high, enclosing 3992 SF. On 6/22/23, the ACC by email approved the project as submitted.
14. 19250 Lochmere Ct, Lot 50 Highlands filing 2 – Miscellaneous Application. On 6/23/23, in-office approval given to replace gutters, repair and repaint eaves to match existing, replace 4 east facing windows. No change in style, color, size, or reflectivity.
15. 18330 Archers Dr, Lot 12 Classic filing 1 – Landscape final. On 6/24/23, the ACC conducted a site visit review for landscape final on the new construction. Having found no discrepancies, the Committee approved to close out the project and refund the balance of the compliance deposit.
16. 19858 Kershaw Ct, Lot 34 Highlands filing 4 – Miscellaneous Application. On 6/26/23, in-office approval given to repaint house exterior as follows: body to PPG1097-3 *Toasted Almond*, trim to PPG1011-6 *Glazed Granite*, and accent to PPG 1086-1 *Horseradish*.
17. 19635 Kershaw Ct, Lot 45 Highlands filing 1 – Miscellaneous Application. On 6/26/23, in-office approval given to replace roof shingles with Owens Corning Duration Flex, color *Brownwood*.
18. 19435 Kershaw Ct, Lot 8 Classic filing 4 – Construction Final. On 6/27/23, ACC by email conducted a final inspection review of ancillary building. Having found no discrepancies and landscape restored, the ACC approved to close out the project and give a full refund of the compliance deposit.
19. 405 Kings Deer Pt, Lot 45 Classic filing 1 – Miscellaneous Application. On 6/28/23, in-office approval was given to replace roof shingles with GAF Timberline HDE in *Weathered Wood*, also replace gutters and soffit of fascia keeping the same colors.

**Old Business:**

1. Proposed changes to Design Standards incorporating guidelines for ancillary buildings designed for use as a “guest house” as allowed by Highlands Covenants.

**Adjournment** – The meeting was adjourned at 5:49 PM. The next ACC Zoom meeting is scheduled to be held on July 13, 2023 at 5:00 PM. This will be the only meeting in July.