



Architectural Control Committee Minutes March 23, 2023

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

Members Absent:

Others Present: John Highhouse (Executive Director), Tom Anderson (Board liaison), Greg Wolff, Leslie Cohen, Wendy Revell, Nicholas Hardman

New Business:

1. 18330 Archers Dr, Lot 12 Classic filing 1 – Change Order. Move mailbox monument from Caspian to Archers. Change to only one monument instead of two. The address with post office and PPRBD is on Archers. The ACC unanimously approved as submitted.
2. 19759 Kershaw Ct, Lot 7 Highlands filing 4 – Construction deadline exceeded. Effective March 13, 2023, a \$100 compliance withhold is being imposed each week until the construction is complete, as determined by the ACC. Trash from open dumpster on property is blowing to neighboring lots. Dumpster was removed on 3/23/23. On 3/23/23 the owner appealed to the ACC to stop the compliance withholds. The ACC disapproved the waiver request and voted to maintain a \$100 weekly withhold until 5/15/23. If not complete on 5/15/23 then the ACC imposes a \$250 weekly compliance withhold until completed as determined by the ACC. The minimum required landscape needs to be completed by 9/30/23 or further compliance withholds may be imposed by the ACC at that time.
3. 19039 Dorncliffe, Lot 66 Highlands filing 6 – Construction deadline request. [old deadline was exceeded on 2/28/23. see file for project history of previous extension approvals] ACC approved (4 for 1 abstain) to approve the extension to complete construction by 5/26/23. If not completed by this date, then the ACC imposes a compliance fee withhold of \$100 per week starting on 5/29/23. This withhold will continue until construction is complete as determined by the ACC. The minimum required landscape needs to be completed by 9/30/23 or further compliance withholds may be imposed by the ACC at that time.
4. 1210 Llewelyn Ct, Lot 57 Highlands filing 1 – Fence Application. Post & rail with 2x4 welded wire mesh on interior of fence. Encloses approximately 4800 SF, 60'x80' in the backyard. ACC approved the application with the condition that evergreens be planted, no less than 4 ft tall when planted, on the exterior of the fence, not more than 8 feet apart, starting from gate around the corner to the existing trees.
5. 2115 White Cliff Way, Lot 76 Highlands filing 5 – Ancillary Building Application. On 3/9/23, the ACC, by email, disapproved the application stating the submitted plans constitute a separate living area and does not conform to the "single family residence" standard as stated in the Covenants [para 3] and Design Standards. The Board of Directors heard the owner's appeal at their regular meeting on 3/21/2023. After discussion, the Board disapproved the application based on the ancillary building exceeding 1600 SF, as specified in the Design Standards (section XXI. Ancillary Building, D.3.) The Board did not decide on whether the structure should be considered a separate residence, or only a separate living quarters and still part of the same single-family residence. The Board referred to the ACC to hear the owner's

presentation regarding the definitions of separate living quarters versus single family residence, and if appropriate to reconsider the criteria for single family residence.

6. 740 Trumpeters Ct, Lot 9 Classic filing 2 – Miscellaneous Application. In-office approval on 3/7/23 for roof mounted solar panel installation. Black panels and frame to be flush mounted to contours of the roof.
7. 845 Trumpeters Ct. Lot 1 Classic filing 6 – Miscellaneous Application. In-office approval on 3/23/23 for the repair of deck, replacing decking with Trex Transcend (Spiced Rum) and railing with Fortress Black Iron. Deck footprint and plans will remain unchanged.

Adjournment - The meeting was adjourned at 6:27 PM. The next ACC Zoom meeting is scheduled to be held on April 13, 2023, at 5:00 PM

Other Business:

2115 White Cliff Way, Lot 76 Highlands filing 5 – cursory review of major addition to current residence. ACC could only provide limited guidance without the full set of plans, including site plan and how the new addition ties into the existing structure.