

ARB April Meeting Minutes

April 19th, 2010

Attendees

ARB Members Present: Katie McGovern, John Purvis, Scott Randall, Coleen Kikis, John Charters, Chris Prichard

ARB Members Not Present: Brien Looney

HOA Staff Present: Steve Hurwitz, Kristen Higgins

Recording Secretary

Chris Prichard

Agenda

1. Call to Order
2. Welcome
3. Present Minutes from 4-19-2010 Meeting (Chris Prichard)
4. Community Manager Report
 1. Staffing Concerns
5. ARB Applications (HOA Staff)
6. ARB Violations (HOA Staff)
7. New Business
 1. Revitalization First Month Review (Kristen)
 2. Homeowner feedback (Kristen)
8. Old Business
 1. Contractor Faire Wrap Up (John Purvis)
9. Adjourn Meeting

Call to Order and Welcome

- Meeting was called to order by Katie McGovern.

Minutes from 3-15-2010 Meeting

- **Approval of the March 15, 2010 ARB Meeting.**
 - **Motion to Approve:** Coleen Kikis
 - **2nd:** John Charters

- **Unanimously Approved**

Community Manager Report

- **Inspection Program was Reviewed by Steve Hurwitz**
 - Recognizes the need for Goals and Reports
 - Proposes Day-to-Day Management from the HOA Office
 - They are taking photos of homes and particularly Violations
 - On Violation Letters, 6% of Homeowners have reacted negatively
 - Changed Letter from "Violation Notice" to "ARB Notice"
 - ARB Members requested that HOA Staff give courtesy notice when changes like this are implemented
- **Home Improvement Fair:** Steve recommends that we propose this as a Program to the BoT
 - On the Run generated \$10K in advertising in the month of February
- **Color Palette Inquiry:** Steve requested that the ARB retract it's written response to Joe Stein, Trustee, regarding the Color Palette Inquiry from last month
 - ARB Members rejected the request and resolved that the response should stand as is

ARB Applications

- **Tom and Stephanie Clavin - 13941 Stonefield Drive (Homeowner Present)**
 - Application for Garage Addition and Mudroom
 - **Motion to Approve:** John Purvis
 - **2nd:** Coleen Kikis
 - **Unanimously Approved**
- **James and Jade Barricelli - 13679 Wildflower Lane (Homeowner Not Present)**
 - Application for Window Boxes
 - Found to be not harmonious with surrounding neighborhood
 - **Motion to Reject Application:** Chris Prichard
 - **2nd:** Scott Randall
 - **Unanimously Carried**
- **Oscar Burgoa - 13601 Wildflower Lane**
 - Application to restrain deck and fence which were stained red
 - Response to Violation Notice
 - Another property on that street also has a deck that is stained red (13691 Wildflower Lane)
 - This property has an approved application with the ARB on file
 - ARB would like to get a sample of the paint/stain to be used as it is not included with the application
 - ARB will return the Application to the homeowner requesting the sample and more information
 - If we do not receive the stain sample, we will deny the application

- Notice to include that we have until the next ARB meeting to receive the requested information or the we will deny the application
 - **Motion to Return Application to Homeowner:** John Purvis
- **2nd:** Coleen Kikis
- **Unanimously Carried**

ARB Violations

- **Linda Reagle - 5938 Spruce Run Court (Homeowner Not Present)**
 - Hearing for Violations
 - **Motion to refer to BoT for their consideration on next actions:** Katie McGovern
 - **2nd:** John Charters
 - **Unanimously Carried**
- **Blair Moist - 5822 Waterdale Court (Homeowner Not Present)**
 - Hearing for Violations
 - **Motion to refer to BoT for their consideration on next actions:** John Charters
 - **2nd:** Coleen Kikis
 - **Unanimously Carried**

New Business

- **Revitalization First Month Report - Kristen Higgins**
 - 519 Homes Completed
 - Ahead of Schedule
 - 248 Violations
 - 48%
 - Most had 2-3 Violations per home
 - Most Violations are trim paint, fences and chimney caps
 - People are getting improvements done
 - Gotten lots of responses, mostly good
- **Homeowner Feedback on Revitalization - Kristen Higgins**
 - Most negative feedback from Single Family Homes
 - They do tend to get off the ledge once the process is explained to them

Old Business

- **Homeowner Faire Wrap Up - John Purvis**
 - Try not to schedule during Spring Break
 - Great overall feedback from residents and contractors
- **Reviewed Application Approval Schedule and Member Contacts**
- **John Purvis to write next On the Run article. Subject: Sump Pumps**

Adjournment

Meeting was adjourned at 9:30 by Katie McGovern