

ARB July Meeting Minutes

July 19th, 2010

Attendees

ARB Members Present: Katie McGovern, Scott Randall, Brian Bleeze, John Purvis, Chris Prichard

ARB Members Not Present: Brien Looney, John Charters

HOA Staff Present: Kristen Higgins

Recording Secretary

Chris Prichard

Agenda

1. Call to Order
2. Welcome
3. Present Minutes from 6-21-2010 Meeting (Chris Prichard)
4. Community Manager Report
5. ARB Applications (HOA Staff)
6. ARB Violations (HOA Staff)
7. New Business
 1. Welcome Brian Bleeze
 2. Open Space Committee Update
 3. Standards Revisions - which to consider, when/how to start?
8. Old Business
 1. Application Approval Schedule and ARB Member Contact List
9. Adjourn Meeting

Call to Order and Welcome

- Meeting was called to order by Katie McGovern at 7:00 PM.

Presentation of Minutes from 6-21-2010 Meeting

- **Approval of the June 21, 2010 ARB Meeting Minutes**
 - **Motion to Approve:** Katie McGovern
 - **2nd:** Scott Randall

- **Unanimously Carried**

Community Manager Report

- **Revitalization Review**
 - 2,045 Homes complete
 - 553 homes in July
 - 216 Violation letters sent out from last month's inspections (39%)
 - Re-inspections are ongoing
 - Expect more violation hearings in the upcoming months

ARB Applications

- **Rebecca and Dane Charneco - 13940 Springstone Drive (Homeowner Present)**
 - Appeal of Contingent Approval
 - Issues based on White garage door with Beige trim
 - Homeowner provided samples of other homes in the community with similar colors
 - **Motion to Approve Application:** Scott Randall
 - **2nd:** Chris Prichard
 - **Unanimously Carried**
- **Judith Wrench - 13614 S Springs Drive (Homeowner Not Present)**
 - Retaining wall started without approval
 - Application now submitted
 - Inconsistent material utilized throughout project
 - ARB moves to return the application to the homeowner for updated picture, bill of materials for walkway, and diagram
 - **Motion to Return Application:** John Purvis
 - **2nd:** Katie McGovern
 - **Unanimously Carried**

ARB Violations

- **Stephen McCreary - 6002 Rabbit Hill Court (Homeowner Not Present)**
 - Received violation letter for having boards nailed over deck
 - Homeowner states that it is for security reasons (someone is vandalizing his property) and he will remove them in 18 months when he sales the home
 - Boards across the deck do not meet any of our standards, so we will insist he remove them
 - **Motion to Deny:** Chris Prichard
 - **2nd:** Brian Bleeze
 - **Unanimously Carried**

- **Michael Kenney - 6004 Rabbit Hill Court (Homeowner Not Present)**
 - Received violation letter that trim needs repair
 - Owner has received several notices, but there has been no response
 - **Motion to Refer to Board of Trustees:** Katie McGovern
 - **2nd:** John Purvis
 - **Unanimously Carried**
- **Meong and Yun Jun - 13600 Wildflower Lane (Homeowner Not Present)**
 - Received violation letter that chimney cap and shutter need repair
 - No response from Homeowner
 - **Motion to Refer to Board of Trustees:** Brian Bleeze
 - **2nd:** Katie McGovern
 - **Unanimously Carried**
- **Jared Stearns - 13603 Wildflower Lane (Homeowner Not Present)**
 - Received violation letter that trim and chimney cap need repair
 - No response from homeowner
 - **Motion to Refer to Board of Trustees:** Brian Bleeze
 - **2nd:** Katie McGovern
 - **Unanimously Carried**
- **Hue Nguyen - 13671 Wildflower Lane (Homeowner Not Present)**
 - Received violation letter to repair paint on steps
 - No response from Homeowner
 - **Motion to Refer to Board of Trustees:** Katie McGovern
 - **2nd:** Brian Bleeze
 - **Unanimously Carried**
- **Juan and Ana Morrobel - 13614 Wildflower Lane (Homeowner Not Present)**
 - Received violation letter that steps are peeling and landing off rear entrance is missing
 - No response from Homeowner
 - **Motion to Refer to Board of Trustees:** Scott Randall
 - **2nd:** Katie McGovern
 - **Unanimously Carried**

New Business

- **Welcome to Brian Bleeze, new ARB Member**
- **Open Space Committee Update**
 - ARB Received copies of Open Space Committee meeting minutes from all meetings
 - Will review and discuss at next meeting
- **Standards Rewrite**

- We will begin the effort to update the current Architectural Standards by thoroughly reviewing the existing ones for completeness, consistency, and modernization.
- There should also be an effort to deconflict the standards, where conflicts exist
- Once we have a solid baseline, we can begin to update from there.
- Brian Bleeze will spearhead the effort to update the Architectural Standards. He will take an initial read through and annotate the existing standards for the entire board to review.

Old Business

- **Reviewed Application Approval Schedule and Member Contacts**

Adjournment

Meeting was adjourned at 9:00

- **Motion to Adjourn:** Katie McGovern
- **2nd:** John Purvis
- **Unanimously Carried**