

# ARB June Meeting Minutes

June 21st, 2010

## Attendees

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**ARB Members Present:** Katie McGovern, Scott Randall, John Charters, Chris Prichard

**ARB Members Not Present:** Brien Looney, John Purvis

**HOA Staff Present:** Kristen Higgins

## Recording Secretary

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Chris Prichard

## Agenda

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1. Call to Order
2. Welcome
3. Present Minutes from 5-17-2010 Meeting and Special Meeting (Chris Prichard)
4. Community Manager Report
5. ARB Applications (HOA Staff)
6. ARB Violations (HOA Staff)
7. Requests for Extension
8. New Business
  1. Open Positions on the ARB: Candidate Bios and Session with Candidates
    1. Executive Session for Consideration of Candidates
  2. Consideration of Shed Standards Revision
  3. Open Space Violations
9. Old Business
  1. BOT Meeting and ARB Presentation
  2. Application Approval Schedule and ARB Member Contact List
10. Adjourn Meeting

## Call to Order and Welcome

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- Meeting was called to order by Katie McGovern.

## Minutes from 5-17-2010 Meeting and Special Session

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- **Approval of the May 17, 2010 ARB Meeting Minutes and Minutes from Special Session.**
  - **Motion to Approve:** Chris Prichard
  - **2nd:** John Charters
  - **Unanimously Carried**

## Community Manager Report

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- **Revitalization Review**
  - 1492 Homes complete
  - 240 Violation letters sent out from last month's inspections
  - Most violations are being rectified by second inspection
  - 48% of all homes inspected have had violations
    - Expect number to rise as Revitalization is now getting into the meat of the townhomes
  - Still averaging 450-520 homes per month
  - Revitalization on or ahead of schedule

## ARB Applications

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- **Patrick and Mary Mahony - 13544 Sierra Drive (Homeowner Present)**
  - Application for Shed
  - Exceeds Height of 6', which is out of standard for Townhomes
  - Homeowner inquired about how to modify the standards so they are more reasonable
  - ARB informed the Homeowner that the Application will be rejected based upon the height of the structure exceeding the published standard of 6'
    - **Motion to Reject Application:** Scott Randall
    - **2nd:** Chris Prichard
    - **Unanimously Carried**
- **John and Meaghan Keifer - 13603 South Springs Drive (Homeowner Present)**
  - Deck remodeling and Screened in Porch
  - Reviewed plans with Homeowner
  - Board finds the submitted design acceptable
    - **Motion to Approve Application:** Chris Prichard
    - **2nd:** Katie McGovern
    - **Unanimously Carried**
- **Tim and Shannon Pillon - 13677 Water Springs Court (Homeowner Not Present)**
  - Application for new deck
  - Reviewed plan

- Board finds the submitted design acceptable
  - **Motion to Approve Application:** Chris Prichard
  - **2nd:** John Charters
  - **Unanimously Carried**
- **Kevin and Wendy Martin - 13826 Laurel Rock Court (Homeowner Not Present)**
  - Application for Deck remodeling
  - Board finds the submitted design acceptable
    - **Motion to Approve Application:** Chris Prichard
    - **2nd:** Scott Randall
    - **Unanimously Carried**

## ARB Violations

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- **There are no Violation Hearings for this session of the ARB**

## Requests for Extension

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- **Susan Graf and Jean Smasal - 13672 South Springs Drive (Homeowner Not Present)**
  - Tomato Plants in Front Yard
  - Seeking extension of remediation from Violation Letter until the end of the growing season
  - LRR Standards state that "Gardens must be in the back yard"
  - ARB reviewed pictures of the plants and property
  - ARB is advising the homeowners to move the plants to the back yard, per the standards
- **Eugene and Beverly Milunec - 13601 South Springs Drive (Homeowner Not Present)**
  - Violation Letter regarding Garage Door repairs
  - Homeowner is requesting 90 day extension due to extenuating circumstances
    - **Motion to Grant Extension:** Katie McGovern
    - **2nd:** Chris Prichard
    - **Unanimously Carried**
- **William and Cheryl Dumsick - 13601 White Stone Court (Homeowner Not Present)**
  - Violation Letter that Trim needs repair
  - Homeowner is requesting 90 day extension due to extenuating circumstances
    - **Motion to Grant Extension:** Katie McGovern
    - **2nd:** Chris Prichard
    - **Unanimously Carried**
- **Richard Ruddy - 13964 Shalestone Drive**
  - Construction Material on side of driveway
  - Homeowner is at 2nd Violation Letter

- Has removed major stones, but refuses to remove smaller material
- Did not formally request extension
- ARB deems no action necessary on our part at this time

## **New Business**

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- **Open Position on ARB: Candidate Bios and Interviews**
  - Estee Warring - 6078 Deer Hill Ct
  - Brian Bleeze - 13908 Stonefield Ln
  - Matt Borkowski - 13945 South Springs Dr
- **Consideration of Shed Standards Revision**
  - Mr. Welling Appeal was rejected by BOT
  - ARB will revisit the Shed Standard in the Fall/Winter once the Revitalization has completed
- **Open Space Violations**
  - ARB Member Scott Randall is opening line of inquiry on how HOA is performing on closing maintenance issues in LRR Common Areas brought before it
    - Grass
    - Trees
    - Landscaping
  - ARB is going to also request the agenda for the Open Space Committee to see what they are currently working on in the community

## **Old Business**

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- **BOT Meeting and Presentations**
  - Presentation to the BOT went very well and was received well by the Trustees. Many thanks to all who participated.
- **Reviewed Application Approval Schedule and Member Contacts**

## **Executive Session**

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- **ARB Adjourned to Executive Session at 8:40 to Vote on the Candidate for ARB Member**
  - By anonymous vote, members unanimously elected Brian Bleeze
  - Kristen will notify Brian and Katie will send a welcome letter
- **ARB Returned from Executive Session at 8:55**

## **Adjournment**

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Meeting was adjourned at 9:00

- **Motion to Adjourn:** Katie McGovern
- **2nd:** John Charters

- **Unanimously Carried**