

ARB May Meeting Minutes

May 17th, 2010

Attendees

ARB Members Present: Katie McGovern, John Purvis, Scott Randall, 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
5. ARB Applications (HOA Staff)
6. ARB Violations (HOA Staff)
7. New Business
 1. Thank You to Colleen Kikis (Katie)
 1. Advertisement of open position on the ARB
 2. Revitalization 2nd Month Review (Kristen)
 3. Homeowner feedback (Kristen)
8. Old Business
 1. BoT Actions on Referred Actions (Spruce Run, Waterdale Court)
9. Adjourn Meeting

Call to Order and Welcome

- Meeting was called to order by Katie McGovern.

Minutes from 4-19-2010 Meeting

- **Approval of the April 19, 2010 ARB Meeting Minutes.**
 - **Motion to Approve: Katie McGovern**
 - **2nd: John Purvis**

- **Unanimously Carried**

Community Manager Report

- **Overview of Steve Hurwitz's comments**
 - Spoke about the leadership exhibited by the ARB members and appreciation of Kristen's hard work during the revitalization
 - ARB Members noted their appreciation of Kristen and staff's hard work last Friday (brought flowers and m&m's for the office)
 - John Purvis added comments about the need for the Revitalization effort and that it is great to see it off to such a strong start

ARB Applications

- **Aaron and Audrey Welling - 6017 Forest Run Dr. (Homeowner Present)**
 - Application for Shed
 - Dimensions of shed are 6' x 10', exceeding the height limit of 7' imposed in the ARB Standards
 - Homeowner presented multiple designs illustrating various solutions and the issues likely to be encountered by staying within the Standards
 - ARB advised the Homeowner that we are bound by the Standards set forth in the ARB Guidelines
 - Homeowner inquired as to how Standards are modified
 - ARB advised of the appeal process for a denied application
 - Homeowner also why there was a difference in the Standards between a Shed and a Playset, which can be quite tall
 - ARB made a motion to convene to an Executive Session to further discuss the application
 - Motion to enter Executive Session: Katie McGovern
 - 2nd: John Purvis
 - ARB entered Executive Session at 7:30
 - ARB returned from Executive Session at 7:40
 - ARB informed the Homeowner that the Application will be rejected based upon the height of the structure exceeding the published standard of 7'
 - **Motion to Reject Application:** Katie McGovern
 - 2nd: John Purvis
 - **Unanimously Carried**
- **Oscar Burgoa - 13601 Wildflower Lane (Homeowner Present)**
 - Application to restrain deck and fence which were stained red
 - Homeowner stated he was not able to get sample of new paint
 - He has also attempted to power wash the stain 3 times, to no effect
 - He presented swatches of the stains for our recommendation

- ARB advised staining the a board from the fence Chestnut Opaque and bringing it into the ARB for final approval
- Current Application is at Suspense Date, therefore the ARB will need to reject the current application and require the Homeowner submit a new application with the sample
 - **Motion to Reject Application:** Katie McGovern
 - **2nd:** John Purvis
 - **Unanimously Carried**
- **Robert and Janet Johnson - 6409 Springhouse Circle (Homeowner Not Present)**
 - Application for new door and sidelights
 - Issue is that sidelights on door are opaque style with a full Glass storm door
 - **Motion to Approve Application:** John Charters
 - **2nd:** John Purvis
 - **Unanimously Carried**
- **Barbara and Timothy Campbell - 6414 Melstone Court (Homeowner Not Present)**
 - Application for landscaping, including a Pergola
 - Issue was with the Pergola and if it was acceptable
 - Board finds the submitted design acceptable
 - **Motion to Approve Application:** Katie McGovern
 - **2nd:** Scott Randall
 - **Unanimously Carried**
- **John and Jennifer Smith - 6623 Rock Lawn Drive (Homeowner Not Present)**
 - Application to remove 6 of 13 trees
 - Reviewing ARB Member felt it was excessive and not in keeping with the published Standards
 - ARB reviewed photos of the property and the trees in question
 - ARB will approve removing 3 Pine Trees, the one Bradford Pear in the middle of the yard, and the Holly Tree in the back yard. This is contingent upon notification of this application to the Homeowners of Lots 184, 190 and 191 and that they raise no objections to the application within 10 days of notice.
 - **Motion to Approve Application with Noted Contingency:** John Charters
 - **2nd:** Katie McGovern
 - **Unanimously Carried**

ARB Violations

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

New Business

- **Thank You to Colleen Kikis for her Service on the ARB**
 - Open Position on the ARB is being advertised in the upcoming On The Run

- **Revitalization Second Month Report - Kristen Higgins**
 - Inspections progressing well
 - 476 Homes Completed this month
 - Still on Schedule
 - 117 Violations
 - 25%
 - Re-inspections from first wave are underway now
 - 248 Homes slated for Re-inspection
 - Approximately 180 are completed
 - 59 Second Notice letters have been sent out
- **Homeowner Feedback on Revitalization - Kristen Higgins**
 - Mostly positive to date
 - 10-20 letters of complaint in total
 - 1 - 2% Complaint Rate

Old Business

- **Board of Trustee Actions on Referred Violations**
 - Spruce Run Court:
 - Homeowner remediated all violations
 - Hearing was cancelled
 - Waterdale Court:
 - Homeowner remediated all violations
 - No actions was required by the Board of Trustees
 - Note: Both of these homeowners had been remiss on violations, and had been receiving notifications from the HOA, for over 2 years. However, with definitive and decisive action taken by the ARB, in conjunction with the visibility of ongoing initiatives in the community, both were brought into compliance, to the greater benefit of the neighborhood.
- **Reviewed Application Approval Schedule and Member Contacts**
- **Katie McGovern to write next On the Run article. Subject: Revitalization Update**

Adjournment

Meeting was adjourned at 9:00

- **Motion to Adjourn:** Katie McGovern
- **2nd:** Chris Prichard
- **Unanimously Carried**