

LRR HOA Architectural Review Board

Meeting Minutes
January 18, 2010

Call to Order:

The regular meeting of the Architectural Review Board was called to order at 7:00 P.M. on January 18, 2010 in Recreation Center 2 by Katie McGovern, ARB Chairperson.

Present:

Katie McGovern
John Purvis
Chris Prichard
John Charters
Colleen Kikis
Scott Randall

Not Present:

Brien Looney

HOA Staff Present:

Steve Hurwitz
Kristen Higgins

A. Welcome

Opening comments and welcoming of guests was provided by Katie McGovern, Chairperson.

B. Resident Input

No Residents were present to provide input.

C. Approval of Minutes from the 14 December 2009 Meetings

Minutes for the 14 December 2009 Meeting were presented to the Board.

- Motion to Approve Minutes: **John Purvis**
- Seconded by: **Katie McGovern**
- **Unanimously Approved**

D. HOA Staff Report

- 1) New HOA Website will be live January 18, 2010
- 2) TOPS Update – Steve Hurwitz
 - a. Mostly going after minor violations
 - b. Tremendous Progress
 - c. HOA appreciates time from ARB to get up and running
 - d. Currently using system as it is going to be used
 - e. Focusing on smaller neighborhoods

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- f. Working through staff turnover
 - i. Getting worked out
- 3) Update on Townhomes
 - a. Continuing to rise as areas needing staff attention
 - i. Landscaping, parking, lighting
 - b. Endeavoring to pay “due” attention to Townhomes
 - c. Open Space Committee
 - i. Huge List of Priorities
 - d. Katie McGovern recommends we invite Open Space Committee to February ARB Meeting in the Townhome section
- 4) Revitalization
 - a. Brought up need for close coordination with HOA and ARB for Spring Push
 - i. Particularly around the timing of sweeps, neighborhoods, etc.

E. ARB Applications

1) Tedd Lewellen – 13837 Wakely Court

- Not Present at Meeting

- Home purchased on January 5th, 2010 by John and Karen Smith. Both were present
Issue is with existing shed structure on the premise. Current shed does not meet ARB guidelines per the Covenants as it exceeds the maximum length and height allowed, is not a consistent color with the home and does not use a consistent roofing material with the home. Flagged and rejected on an application from the previous owner and brought before the full ARB.

New owners were aware of the outstanding issue prior to closing on the home. The Pending Application was disclosed.

Homeowner's contend that the structure is “not visible from common area and is hidden by a treeline”.

ARB reviewed photos of the structure and discussed the ongoing issue of sheds as they are allowed for in the current standard.

ARB moves to disapproved the application on the grounds that the shed does not meet any criteria of the standard.

Homeowners were advised of the Appeal Process and that the ARB will work with them to bring the shed into compliance.

- Motion to Disapprove Application: **John Purvis**
- Seconded by: **Colleen Kikis**
- **In Favor: 5 | Opposed: 1**

F. ARB Violations

None

G. New Business

- 1) Neighborhood Color Palette
 - a. Katie McGovern has discovered that the old Palette was based on Duron
 - i. Has obtained swatch from 1992

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- ii. Currently we only have Palette for Single Family Homes
 - iii. Appears to use core colors with tweaks for individual neighborhoods
- b. Idea has been presented to BOT for reviving the Palettes
 - i. They would prefer to stay away from “locking” into a palette and try to give leeway to homeowners
- c. ARB will work toward the following strategy for Color Palettes for SFH and THs
 - i. Provide an Approved Palette that is updated from the existing Palette to account for modern color choices
 - ii. SFH Palette will provide the baseline for the TH Palette as well
 - 1. No TH Palette has been found as yet, but they appear similar enough
 - iii. Have 4 or 5 variations that are held in reserve for “leeway”
 - iv. Only if a homeowner wants to use a color that is off Palette will it require approval of the ARB
 - v. The Palette will be published once finished
 - vi. We will try to finalize the Palette by the Spring painting season
- d. New Members
 - i. Currently have 2 seats open on the ARB
 - ii. 1 Potential Retirement
 - iii. Decided to run ad in newsletter that we are looking for 2 members

H. Old Business

- 1) February Meeting for the Townhome Section in Rec Center 1 to be held February 22nd, 2010.
 - a. Article running in newsletter
- 2) Home Improvement Faire Update
 - a. John Purvis circulated the letter and application he has written and is using to get sign ups
 - b. Very good response so far
 - i. 8 Registered
 - c. Continuing to send out to interested applicants
 - d. Offering discounted ad if offering discounts for LRR Residents
 - e. CHS has offered use of high school if needed
- 3) How to Begin Revitalization Effort
 - a. Reviewed staffing rundown from HOA
 - b. Need neighborhood breakdown from HOA
 - c. Decided that we should start at entrance to communities and work our way back into the development
 - d. Need to define the roles of the ARB and the HOA
 - i. HOA does the Level 1 Inspections for Revitalization
 - ii. ARB does Level 2 Applications and Violation Hearings
 - e. Need redesign of form/checklist for Inspections
 - i. More checklist driven

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- ii. Try to assure compliance
- f. ARB feels it will be much more productive to have dedicated HOA staff working on Revitalization Inspections, even if part time
- g. ARB wants to also make sure that we remain sensitive to financial issues with homeowner with some of the potential Revitalization violations
 - i. Work with homeowners to prioritize against high budget and ticket items
- h. Katie McGovern will try to nail down a plan with the HOA and communicate with the ARB

Adjournment:

Meeting was adjourned at 9:00 PM by Katie McGovern. The next ARB meeting will be at 7:00 PM on February 22, 2010 in Recreation Center 2.

- Motion to Adjourn: **Katie McGovern**
- Seconded by: **John Purvis**
- **Unanimously Approved**

Minutes submitted by:

Chris Prichard – Recording Secretary, ARB

Approved by:

To Be Approved at the next ARB meeting