

ARB November Meeting Minutes

January 17th, 2011

Attendees

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

HOA Staff Present: Kristen Higgins, Steve Hurwitz

Recording Secretary

Chris Prichard

Agenda

1. Call to Order
2. Welcome
3. Resident Comments
4. Present Minutes from 11-15-2010 Meeting (Chris Prichard)
5. Community Manager /ARB Administrator Report
6. New Business
 - a. ARB Applications (HOA Staff)
 - b. ARB Violations (HOA Staff)
 - c. Consideration of Candidates
 - d. Shed/Outbuilding Standards - Review Resident Comments
 - e. New Standards Considerations
 - f. Orientation/Training for Board of Trustees/ARB and committee members (April 14, 2011, 7pm, RC#2)
7. Old Business
 - a. March Article for LRR Newsletter
 - b. Home Improvement Fair: Set Date
 - c. Application Approval Schedule and ARB Member Contact List
8. Adjourn Meeting

Call to Order and Welcome

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

Resident Comments

- **No Resident Comments**

Presentation of Minutes from 11-15-2010 Meeting

- No revisions to the November ARB Meeting Minutes
- **Approval of the November 15, 2010 ARB Meeting Minutes**
 - **Motion to Approve:** Brian Bleeze
 - **2nd:** Scott Randall
 - **Unanimously Carried**

Community Manager Report

- LRR to be Betatest site for next release of TOPS
 - Been interacting with the development team
 - Getting mobile interface and will use tablets in the field
 - This will reduce admin overhead and streamline processes significantly
- HOA Staff mostly in follow up mode from Revitalization
 - Expect more Basketball hoop applications

ARB Applications

- **Scott & Sue Bowers - 13707 Stonehunt Court (Homeowner Present)**
 - 3-Level addition to house
 - **Motion to Approve Application:** Brian Bleeze
 - **2nd:** John Charters
 - **Unanimously Carried**
- **Roy & Barbara Hamilton - 13701 Springstone Court (Homeowner Present)**
 - Application for Shed
 - Shed height exceeds standard currently allowed by the HOA
 - Homeowners withdrawing application
- **Tom & Marion Rantis - 6133 Sandstone Court (Homeowner Present)**
 - Application for Walkout Egress from Basement
 - Egress will face street and entrance to community
 - **Motion to Approve on the condition that 4 foot fencing be added to screen egress and if on final inspection it is still visible ARB may require additional landscaping:** John Purvis
 - **2nd:** Brian Bleeze
 - **Unanimously Carried**
- **Bennet & Gloria Pioso - 13723 Springstone Drive (Homeowner Not Present)**
 - Application for a Deck

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

ARB Violation Hearings

- **Vidya & Janak Sethi - 13515 Sequoia Lee Drive (Homeowner Present)**
 - Fence in need of repair, Trim needs repair/paint, rusted roof over front window, Repaint/Clean front steps
 - Granted extension to April 15, 2011 and assist with prioritizing list
 - **Motion to Grant Extension:** Katie McGovern
 - **2nd:** Chris Prichard
 - **Unanimously Carried**
- **Hung Chul Lee - 5825 Westwater Court (Homeowner Not Present)**
 - Trim needs Repair/Paint
 - No response from homeowner to Certified Mail
 - **Motion to Forward to Board of Trustees for Further Action:** Katie McGovern
 - **2nd:** Brian Bleeze
 - **Unanimously Carried**
- **Brian Markulin & Erin Connolly - 13667 Barren Springs Court (Homeowner Not Present)**
 - Repair/paint chimney cap
 - Were granted extension in July but have failed to make repairs
 - **Motion to Forward to Board of Trustees for Further Action:** John Charters
 - **2nd:** Katie McGovern
 - **Unanimously Carried**
- **Analdo & Edith Morris - 13925 Water Pond Court (Homeowner Not Present)**
 - Plywood over windows, Trim needs Repair/Paint, Mold and dirt on front steps
 - Homeowner has moved and is not responding to letters for action on this matter
 - **Motion to Forward to Board of Trustees for Further Action:** Brian Bleeze
 - **2nd:** Katie McGovern
 - **Unanimously Carried**
- **Estate of Marguerite O'Brien - 5835 Westwater Court (Homeowner Not Present)**
 - Trim needs Repair/Paint
 - Two extensions have been granted and estate has continued to fail to make repairs
 - **Motion to Forward to Board of Trustees for Further Action:** Scott Randall
 - **2nd:** John Purvis
 - **Unanimously Carried**
- **Rajnish & Saroj Prasad - 13904 Stonefield Lane (Homeowner Not Present)**

- Black mold growing on chimney
- No response from homeowner to Certified Mail
 - **Motion to Forward to Board of Trustees for Further Action:** John Purvis
 - **2nd:** Katie McGovern
 - **Unanimously Carried**
- **Christopher Smith - 13953 Water Pond Court (Homeowner Not Present)**
 - Clean front steps and walkway
 - No response from homeowner to Certified Mail
 - **Motion to Forward to Board of Trustees for Further Action:** Katie McGovern
 - **2nd:** John Purvis
 - **Unanimously Carried**

New Business

- **Consideration of Candidates for ARB Membership**
 - ARB heard from several candidates for open ARB positions
- **Shed/Outbuilding Standards - Review Resident Comments**
 - Shed/Outbuilding Standard went before the BoT in January
 - ARB reviewed Community input and noted the following revisions to be made to the standard:
 - On item 12: Strike "revitalization", change "yearly" to "annual"
 - On Req #5: Add Hip Roof
 - The ARB will publish an explanation for the revised standards
 - Change the word "attached" to "adjoining" on 2a
 - Add that this standard does not apply to greenhouses
 - Delete item #4 regarding the number of structures allowed
 - **Motion to Approve the updated Shed Standard contingent upon the discussed modifications:** Brian Bleeze
 - **2nd:** John Purvis
 - **Unanimously Carried**
- **New Standards Considerations**
 - Tabled for the next regular ARB Meeting
- **Orientation/Training for BOT, ARB, etc.**
 - Discussed timing of meeting

Old Business

- **March Article for LRR Newsletter:** Katie McGovern
- **Home Improvement Fair needs:**
 - ARB Members need to set a date still

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

Executive Session

ARB adjourned into Executive Session to vote on new members at 9:00 PM

- **Motion to adjourn into Executive Session:** Katie McGovern
- **2nd:** Brian Bleeze
- **Unanimously Carried**

ARB returned from Executive Session at 9:37 PM and voted to recommend that the BOT appoint Matt Krstolic and Estee Warring to the ARB

Adjournment

Meeting was Adjourned at 9:45 PM

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