

ARB June Meeting Minutes

June 20th, 2011

Attendees

ARB Members Present: Estee Warring, Brian Bleeze, Matt Krstolic, Chris Prichard and Scott Randall

HOA Staff Present: Kristen Higgins

Recording Secretary

Estee Warring

Agenda

1. Call to Order
2. Welcome
3. Residents Comments
4. Present Minutes from May 16th, 2011 meeting
5. Community Manager/ARB Administrator Report
 - a. Update on Revitalization
6. New Business
 - a. Application Hearings
 - b. Violation Hearings
 - c. Fence Encroachment on Wildflower Lane
 - d. Presentation on revitalized ARB submittal process
7. Old Business
 - a. July Article for LRR Newsletter
 - b. Review of standards Construction/Major Addition – Decks/Patios
 - c. Application Approval Schedule
8. Meeting Adjournment

Call to Order and Welcome

Meeting was called to order by Brian Bleeze at 7pm.

Resident Comments

No Resident Comments

Presentation of Minutes from May 16th, 2011 Meeting

Adjustment to addresses in Application Hearing section and added name of member opposing motion in Application Hearing section.

Approval of May 16th, 2011 ARB Meeting Minutes

Motion to Approve: Brian Bleeze

2nd: Matt Krstolic

Unanimously Carried

Community Manager Report

-Kristen updated the ARB on the status of the Revitalization project. A detailed street-by-street list was provided with number of homes per street and number of violations. A memo was also provided with a list of the most common violations.

New Business

A. ARB Hearings

Mike and Bridget Sedlock – 6625 Rock Lawn Dr (Present)

Application for Shed

- **Motion to Approve Revised Application:** Estee Warring

2nd: Chris Prichard

Unanimously Carried

John & Susan Turner – 6414 Deepwood Farm Drive (Present)

Application for shed under deck.

- **Motion to Approve with contingency to add lattice to sides:** Brian Bleeze

Two yes, three oppose (Warring, Krstolic, Randall)

- **Motion To approve:** Matt Krstolic

2nd: Estee Warring

Three Yes, Two oppose (Bleeze and Prichard)

Greg Yashko – 13605 Moss Glen Road (Present)

Application for a treehouse.

- **Motion to Approve:** Estee Warring

2nd: Brian Bleeze

Unanimously Carried

Jeff & Sue Hockett – 13619 Bluestone Court (Present)

Application for screened in porch and patio.

- **Motion to Approve:** Brian Bleeze

2nd: Scott Randall

Unanimously Carried

Roger Hampton – 6560 Rockland Drive (Present)

Application for a Pergola over an existing patio.

- **Motion to Approve:** Chris Prichard

2nd: Matt Krstolic

Unanimously Carried

Brian & Lori Bleeze – 13908 Stonefield Lane (Present)

Application for a shed.

- **Motion to approve:** Matt Krstolic
2nd: Chris Prichard
Unanimously Carried

Michael & Daphne Lee – 13707 Springstone Court

Application for split-rail fence.

- **Motion to Deny:** Estee Warring
2nd: Brian Bleeze
Unanimously Carried

Nancy Musick – 5974 Waterflow Court

Application for a shed.

- **Motion to approve:** Estee Warring
2nd: Chris Prichard
Unanimously Carried

Sam & Yvonne Saa – 13701 Stonedale Court

Application for a shed.

- **Motion to Deny:** Brian Bleeze
2nd: Chris Prichard
Unanimously Carried

B. Violation Hearings

Brian and Michelle Boland – 13906 Stonefield Lane

Basketball hoop at curb

- **Motion to give the resident a week to submit an ARB application:** Estee Warring
- **Motion amended by Brian Bleeze** – if resident does not submit an ARB application, violation go before the BOT
2nd: Matt Krstolic
Unanimously Carried

C. Fence Encroachment on Wildflower Lane

Discussion between ARB and residents of Wildflower Lane concerning their fences that encroach on LRR open space.

Residents present: Friedman, Baue, Cha, Suggs, Reyes and Mr. and Mrs. Barricelli

Entered into Executive Session at 8:32pm

Came out of Executive Session at 8:40pm

- **Motion to recommend to BOT that all variance requests for fence location on Wildflower Lane be disapproved:** Brian Bleeze
2nd: Matt Krstolic

Unanimously Carried

D. Presentation of revitalized ARB submittal process

Brian Bleeze provided a sample checklist for a resident that would like to submit an ARB application for an elevated deck.

Old Business

August article for LRR newsletter

Will be written by Estee Warring about commercial signage not being allowed on resident properties (i.e. taxi cabs, landscaping trucks, etc.)

Review of standards Construction/Major Addition-Decks/Patios

Discussed revisions to guidelines.

Estee Warring will provide revisions for the Attached Property-Sunset Ridge portion of the Decks and Patio guidelines.

Application Approval Schedule

Adjournment

Meeting was adjourned 9:22pm

- **Motion to adjourn meeting:** Brian Bleeze
2nd: Chris Prichard
Unanimously Carried