

## May 23, 1999 Minutes of the Shadow Hawk Architectural Review Committee (SHARC)

**Call to Order:** Meeting called to order at 6:30pm.

**Attendance:** Steve Dubravetz, Nancy Janza, Tom McMahon, Jim Peroutka, Dean Zimmermann

### Old Business:

The committee reviewed and approved the Minutes from the 16-May-99 meeting.

Nancy Janza provided her corrected e-mail address, and Jim Peroutka provided his e-mail address to the committee. The current e-mail address list is:

Dean Zimmermann	<a href="mailto:deanz@jps.net">deanz@jps.net</a>
Tom McMahon	<a href="mailto:tmcmahon@calweb.com">tmcmahon@calweb.com</a>
Steve Dubravetz	<a href="mailto:sdubravetz@chp.ca.gov">sdubravetz@chp.ca.gov</a>
Nancy Janza	<a href="mailto:shadohwk@jps.net">shadohwk@jps.net</a>
Jim Peroutka	<a href="mailto:jim91122@aol.com">jim91122@aol.com</a>

### New Business:

Steve Dubravetz brought a letter to the attention of the committee from Kathy Norton of Gibson and Skordal wetland consultants regarding acceptable wetland changes. Gibson and Skordal were responsible for consultation to Beazer for the Shadow Hawk development. This document provides clearer guidance on when fencing, piping, and driving on wetlands is acceptable, and will be integrated into future architectural review guidelines.

The committee discussed water availability and the recent efforts in and around Shadow Hawk to locate water reserves for common area landscaping. The well drilled on Lot 3 for irrigating the front entry landscaping struck water at 525' according to Steve Dubravetz who spoke directly with the drilling team.

During a prior Board of Directors Meeting, the Architectural Review Committee membership was increased from three to five persons. The committee discussed what level of attendance constitutes a quorum and how many must agree to establish a passing vote on procedural changes, CC&R interpretations, and submitted Improvement plans for the community. In a committee of three, a majority vote (2/3) was required. Tom McMahon made a motion that quorum is three persons and three of five members must agree to a plan submitted by a homeowner or to motions made during the committee meetings. Steve Dubravetz, Jim Peroutka, Nancy Janza, and Dean Zimmermann seconded motion. Motion carried unanimously.

Dean Zimmermann suggested that the SHARC publish a form and procedures as quickly as possible since the number of projects underway in the community is increasing rapidly. The committee agreed that they would prefer to work closely with homeowners before they expend money and effort on Improvements to guard against CC&R infractions that would require modification of the Improvements.

Nancy Janza made a motion to accept the "Shadow Hawk Architectural Review Form" with instructions and notes on the back as it currently stands. Dean Zimmermann and Tom McMahon seconded motion. Motion carried.

Nancy Janza pointed out that the current CC&Rs are the basis for making determinations on all Improvements made prior to the formation of the SHARC. The committee discussed where additional guidance provided by the SHARC is required and when it should be used as the criteria for future Improvements.

The committee reviewed many areas of concern regarding the CC&Rs, and discussed developing a survey to enable homeowners to comment. Questions for this survey will be maintained in a section at the end of these minutes.

The committee conducted significant time to interpretation of section 4.17 of the CC&Rs (fences) and discussion of structures. CC&Rs from other communities were compared. Jim Peroutka pointed out that the fences surrounding the Talc Mine are made of chain link; a type expressly forbidden by the CC&Rs.

Steve Dubravetz suggested asking Beazer through our next Board of Directors meeting to explain chain link fence at Talc Mine and what plans they have to correct the violation.

The committee agreed to parcel out section 4 of the CC&Rs for review and interpretation. Each member was assigned a portion of section 4 of the CC&Rs to review and interpret. Each member agreed to provide additional written guidance for their portion for review at the next meeting. Section 4 was parceled out as follows:

Sections 4.1 - 4.4	Jim Peroutka
Sections 4.5 - 4.8	Nancy Janza
Sections 4.9 - 4.15	Tom McMahon
Sections 4.16 - 4.20	Steve Dubravetz
Sections 4.21 - 4.23 + procedures	Dean Zimmermann

The committee agreed to meet Sunday, June 6<sup>th</sup>, 6:30pm, at Tom McMahon's Home.

**Adjournment:** Meeting adjourned at 9:40pm