

Minutes of the Shadow Hawk Architectural Review Committee (SHARC)

Meeting called to order at 7:00pm on 21-Nov-99.

Attendance: Steve Dubravetz, Jim Peroutka, Tom McMahon, Dean Zimmermann

Old Business

- Minutes of the 10-Oct-99 meeting were reviewed and approved.
- Steve Dubravetz wrote and submitted for review a letter to homeowners restating the urgency of submitting plans to the SHARC prior to beginning construction. While the SHARC continues to receive new plans, the majority of them are for projects already underway or completed.
- As a follow-up to verbal rejections delivered by Steve Dubravetz, written rejections and explanations were formulated for past reviews that did not meet community standards. Steve Dubravetz will complete these documents and distribute to the appropriate parties including Ricketts' written rejection of a steel Quonset-hut building rejected verbally the week following its Sept 12 review.
- Violation letters
 - Steve Dubravetz will write the violation letter boilerplate and forward to Dean Zimmermann.
 - Dean Zimmermann will mail merge the violations list into the boilerplate to generate the violation letters and submit them to the Board for review.
- The committee discussed the Southworth fence. During a request for comment period, the committee received a letter from Southworth indicating modifications would be made to the fence. The committee discussed what written statements would be required, but agreed to table the discussion and address fencing in general during the new business discussion about fences being constructed in the neighborhood.
- Dean Zimmermann wrote a reply to Lot 14 (Detherage) regarding restrictions on their lot and obtained documentation from Beazer indicating the restriction is removed. Also, the letter addressed requesting Beazer to add additional landscaping around the pump and electric service installed near the water tank.

New Business

- The committee reviewed all new plans and took the following actions:

Lot 1 – Landscaping (installed by Beazer prior to sale), white vinyl fence, T-bar & peeler core fence.

The committee found the green landscaping installed by Beazer, and the white vinyl fence to meet the CC&Rs and community standards, but did not approve of T-Bar fence posts.

- Construction of the section of fence paralleling S. Shingle Road has already been completed prior to the submission of a plan. Several homeowners have contacted the SHARC with concerns about its appearance, and SHARC committee members also expressed concern. The T-bar has been bent in several areas and overall, the appearance of fence is unacceptable. The committee agreed that all peeler-core would be an acceptable alternative.
- The committee concurred that a fence constructed entirely of peeler core posts with the existing wire fence material tightly strung across would be acceptable, and that the homeowner should be given a reasonable amount of time to make the adjustment, and be asked to propose a schedule and plan for rectification.
- Steve Dubravetz will draft a letter to Lot 1, and Dean Zimmermann will seek advice from the Board of Directors and Community attorney.

Lot 15 – Shed – need more detail regarding materials and positioning on property. Fence Approved.

Lot 17 – Landscaping around outbuilding. Approved.

Lot 31 – Redwood fence – Plan incomplete and deemed “unofficial” by homeowner. Request further detail.

Lot 32 – Landscaping, dog run, shed. Approved.

Lot 34 – Outbuilding – Drawing too rudimentary. Need materials, color, request further detail.

- Violations

- Finks – Section 5 lighting – require advice from attorney on 4.17 regarding chain link fence.
- Other violations will be divided among committee members to review, determine CC&R section violated, and recommend corrections and a reasonable correction schedule.

- Other new business that was tabled for later discussion included:
 - Future document clarifying what SHARC will review and doesn't need to review per Section 2.15 & 3 of CC&Rs w/ copies of application forms to homeowners, including a potential revision or enhancement of guidelines.
 - Participation and attendance of committee members
 - Request to Beazer to put additional landscaping around utility devices Near main entrance & water tank.

Action items from this meeting

- Zimmermann to add logo & dimensions, colors, etc to Dubravetz warning letter
- Dubravetz to write violation boilerplate and submit to Zimmermann
- All will receive violation list from Zimmermann. Each member to address their section by evaluating observation, determining CC&R section violated, if any, and propose schedule for correction.
- Dubravetz will contact homeowners who have rejected plans, and those who must submit more info to committee.

Adjournment

Meeting adjourned at 9:40pm