

Minutes of the Shadow Hawk Architectural Review Committee (SHARC)

Meeting called to order at 6:30pm on 01-09-2000.

Attendance: Steve Dubravetz, Nancy Janza, Jim Peroutka, Tom McMahon, Dean Zimmermann. Ed Rickett's, a Shadow Hawk homeowner, was present as a guest speaker.

Old Business

- Minutes of the 21-Nov-99 meeting were reviewed and approved.
- Steve Dubravetz & Dean Zimmermann reviewed remaining violation letters to be issued and compared issues addressed in letters against any recently submitted plans.
- Steve Dubravetz indicated that Lot 6 (Finks) need to spread out dirt or request new homeowner do so before their Jan 15 closing. Denisa Fink mentioned she had received written approval of their fence from Jim Alford. Steve Dubravetz will request a copy of letter from Jim Alford.
- Dean Zimmermann will provide special BOD meeting time & location to team via email
- Dean Zimmermann will e-mail letterhead to Nancy Janza so she can complete the letter to Beazer.
- Nancy Janza will add concerns about trees to her landscaping letter prior to sending it to Beazer. The Beazer letter requesting additional landscaping at the front entrance was approved pending the addition of text requesting the removal of the redwood trees in the center island. The Redwood trees will grow quickly and gain an extensive root system that can damage the roadway and a drip line that will interfere with large vehicle traffic into and out of the community.
- Dean Zimmermann will e-mail the application form to all team members.
- The committee reviewed Williams plan – Zimmermann to request color & materials for columns and other hard landscaping.
- The committee reviewed & approved the Liston plan – approved.

New Business

- Ed Ricketts attended the meeting and provided input on how the SHARC can better serve the community. He also asked a few questions about the status of certain other structures within the community. He recommended that:
 - SHARC members should sign all correspondence – the committee wholeheartedly agrees, however through an oversight, a letter to Ed Ricketts and at least one other went out without this information. The committee will double check to ensure all future correspondence is properly signed.
 - The SHARC should clarify the bottom of the application form to ensure people understand when the 10 day appeal period begins & ends and a way to communicate status to the community.
 - The SHARC be consistent in its application of the CC&Rs.
- Ed Ricketts also questioned why his new structure was denied while old rusty barns are left in the community. The committee explained that these structures existed prior to the formation of the committee and that Beazer approved them prior to the formation of the SHARC.
- The committee discussed how we might improve & document the process for receiving, approving & disapproving plans. Steve Dubravetz and Dean Zimmermann will undertake more detailed documentation of the process.
- The committee reviewed and approved Ed Ricketts' plan for water valve coverings.
- The committee reviewed and approved Deatherage's driveway plan.
- The committee discussed the need to provide Lot 1 with a deadline for submitting plans to rectify their T-bar fence issue. 30 days has not elapsed since the denial of the fence plan, however if no response is received from the homeowner by the committee's next meeting, another letter should be written to clarify our requirements for a response.
- The next meeting will be held February 13th, 2000 at 6:30pm at Mountain Mike's Pizza (S. Shingle Road at Hwy 50). No prior notice will be given to committee members.

Adjournment

Meeting adjourned at 9:15pm