

**Architectural Review Board
HHP POA ARB Board Room
Meeting Minutes
July 25, 2024**

Board Present: Jordan Berliner, Chairperson; Dale Strecker; Architect, JT Landreth, James Slavetskaskas, Pat Smith, Jack Toti, Bob Zinn.

Absent with notice: Brad Hix

Staff Present: Michele Chisolm

Guest: Paula Swanton, Property Owner, John Heisler, Designer, Dave Hein, Contractor

Call to Order: 8:00 AM

Minutes: Bob Zinn motioned to approve the ARB meeting minutes for June 27, 2024, meeting. James Slavetkas seconded the motion. June 27, 2024, Meeting Minutes were unanimously approved.

Meeting Adjourned: Bob Zinn motioned to adjourn the July 25, 2024, meeting. Dale Strecker seconded the motion. The July 25, 2024, meeting was adjourned at 09:30 am.

Appeal:

1. Lot 42 Chickadee Road #6 Case: 5024
Swanson

The owner requested a 2nd appeal to Board's decision to approve one of the garage additions options the Owner was not in favor. The Board approved the garage addition concept in which the garage was attached to the home. The options that showed a detached garage were a better option for the Owner, however the concept drawings did not meet the aesthetic guidelines. The Owner and Designer submitted new concept drawings that meet the guidelines aesthetically. The Board instructed the Owner to submit final drawings for approval.

Update: On May 2nd the Owner submitted final drawings via email. The Board reviewed the drawings via email and voted that the new final drawings submitted meet the architectural guidelines in detail and aesthetically. The Owner was instructed to submit full size drawings for the Board stamp of approval.

2. Lot 70 High Bluff Road #122 Case: 7196
Kristoff

Final Review: Submitted revised plans to add a screen porch in the rear with a 4' variance request. The variance request and final drawings submitted were granted Final Approval.

Comments from the Board:

- The proposed new addition must match existing material.

3. Lot 105 Sawtooth Court #16 Case: 6414
Morgan

Final Review: Submitted plans to bump out the side of home to extend the bathroom and add a balcony. The final drawings submitted were granted Final Approval.

4. Lot 49 Hickory Forest Drive #27 Case: 7855
Ward

Final Review: Submitted plans to add a swimming pool, fireplace and pergola in the rear.
10' variance requested for fireplace, 7' variance requested for trellis. The variances were denied.

Comments from the Board:

- The variance request was too excessive.
- The plan did not provide enough pool details.

5. Lot 43 Foxbriar #20 Case: 5515
Muldoon

Final Review: Submitted revised final drawings of the additions approved in the May meeting. The Owner has downsized and is now requesting to add three bedrooms to the southside elevation and enclose an existing deck. No variances required. The drawings submitted were granted Final Approval.

Discussion:

- Strategic Plan and Swot Analysis. The board approved a minor revision.
- Technology improvements
- HHP ARB Guidelines updates

Administrative Approvals:

- | | | |
|------------------------------------|------------------------|------------|
| 6. Lot 68 Stillwater Lane #5 | cupola | Case: 6025 |
| 7. Lot 18 Whitetail Deer Lane #9 | driveway | Case: 6569 |
| 8. Lot 47 Deerfield Road #58 | windows | Case: 5392 |
| 9. Lot 68 Barksdale Court #2 | driveway | Case: 8307 |
| 10. Lot 111 Sawtooth Court #11 | window | Case: 6582 |
| 11. Lot 100 Sugar Pine Lane #12 | Patio sidewalk | Case: 6290 |
| 12. Lot 172 Misty Morning Drive #3 | driveway section | Case: 6395 |
| 13. Lot 11 Glenmoor Place #14 | resurface pool | Case: 7912 |
| 14. Lot 374 Santa Maria Drive #11 | patio | Case: 6361 |
| 15. Lot 96 Fiddlers Way #1 | garage door | Case: 8107 |
| 16. Lot 11 Sweetbay Lane #23 | driveway | Case: 7266 |
| 17. Lot 92 Warbler Lane #1 | patio, landscape, walk | Case: 5878 |

Fees:

July Review Fees:	\$ 3,150
July Administrative Fees:	\$ 975
Total Fees:	\$ 4,125
Y.T.D Fees:	\$ 35,960
July Tree Mitigation Fees:	\$ 487
Y.T.D. Fees	\$ 4,695
July Fines:	\$ 0
Y.T.D. Fines:	\$ 1450

The next scheduled ARB Meeting is Thursday August 29, 2024.