

DESIGN REVIEW COMMITTEE MEETING

**Tuesday, September 8, 2009
Pavilion Meeting Room**

1021 Harvard Way

8:00 a.m.

MINUTES

CALL TO ORDER: 8:00 a.m.

ROLL CALL: Present: Haberman, Sgamba, Rain, Rumsey

Kerrie Diebels, Chairman
Jeff Haberman, Vice-Chairman
Jack Davidson, Committee Member
Cindy McCray, Committee Member
Don Sgamba, Committee Member
Lou Rain, Alternate Committee Member
Ellison Rumsey, Alternate Committee Member

CONSENT CALENDAR

1. Adoption of Agenda, Approval of September 1st Minutes

END CONSENT CALENDAR

Agenda adopted to accommodate applicants/representatives attending the meeting.
No action was taken on the minutes and the minutes for 8/11, 8/18, 8/25, 9/1, and 9/8 will be placed onto next week's agenda.

OLD BUSINESS

OB1. VILLAGE: Fairchild Village, Unit 3, Lot 240, APN: 125-712-101
NAME: Joanne Pfeifer
SITE: 3092 Fairchild Drive
RE: Solar (Held-over from 9/1)
MOTION: Approved (Rain/Sgamba) 4-0

The solar roofing contractor attended the meeting to discuss his solar plan project. Additional items needed from last week's meeting included:

1. North arrow
2. Roof plan in relation to the lot
3. Indicate front of house as well as streets and driveway area

The contractor provided the above-referenced information during the meeting including the north arrow and an explanation of the configuration of the home on the lot, the street, driveway area, etc. He also provided a shading analysis which he suggested that the Committee add to their Property Improvement Application (the Committee decided not to add this requirement to their application process). Homeowner indicated to the contractor that he will be trimming the Oak Tree and has no interest in removing the tree.

OB2. VILLAGE: Park Village 3, Unit 3, Lot 126, APN: 120-142-011
NAME: Rosemary Hunter
SITE: 3664 Mesa Verdes Drive
RE: Driveway Color Change / Walk-way Modification (re-open 9/1)
MOTION: Approved (Rumsey/Sgamba) 4-0

This item was held over from last week's meeting due to the fact that the CC&R's for Park Village, Unit 3 require "no color" in the concrete for driveways. Therefore, the Committee voted last week to deny the project based upon the CC&R requirements. However, Ms. Hunter attended last week's meeting and the Committee indicated to her that if there were numerous homes within her Village and Unit that already had colored concrete driveways, then they would reconsider her proposal.

Ms. Hunter returned with a list of other homes within her Village and Unit that had already installed colored concrete driveways and/or walkways. After receiving this information, the Committee discussed that since there were already colored concrete areas and, therefore, residents were already deviating from the CC&R's, they decided to approve the colored concrete. There is a provision in the CC&R's for conformity and harmony of surrounding development and it would meet this criteria. They also thought that since the CC&R's were written so long ago and there are now other products on the market that make the homes more attractive that this product would be an upgrade from the regular concrete.

OB3. VILLAGE: Stonegate Village, Unit 3, Lot 209, APN: 125-432-271
NAME: Linda Burke
SITE: 4325 Brisbane Circle
RE: Re-Roof (re-open 9/1)
MOTION: Approved (Rain/Rumsey) 4-0

The Committee approved this application at last week's meeting for Owens Corning, Duration Premium shingles in the color Brownwood. However, after the meeting the homeowner realized that she had indicated the incorrect color—she actually wanted to install Owens Corning Duration Premium shingles in the color Onyx Black.

The Onyx Black color was denied during this meeting and the homeowner was contacted to select an alternate darker color that is on the approved list. The Committee voted that if Ms. Burke selected a dark color on the approved list, then it would be approved. Subsequently, Ms. Burke selected the same product, Owens Corning Duration Premium in the color Teak which would be covered in the Committee's approval requirement.

OB4. VILLAGE: Ridgeview Village, Unit 1, Lot 16, APN: 120-171-031
NAME: Stanley Kraig
SITE: 3511 Rolph Way
RE: Window added to Room Addition (Beyond Footprint)
(re-open 9/1/09)
MOTION: Approved (Rumsey/Rain) 4-0

Mr. Kraig's representative, Sebastian, attended last week's meeting to discuss the Room Addition project. After the meeting he determined that two additional windows needed to be added to the rear elevation of the home.

Sebastian requested that the file be reopened so that the Committee could vote on the revisions. The Committee reviewed the new set of plans and voted to approve two additional windows as proposed.

NEW BUSINESS

NB1. VILLAGE: St. Andrews Village, Unit 3, Lot 98, APN: 125-151-041
NAME: Gabe Canova
SITE: 2459 Star Mount Way
RE: Re-Roof
MOTION: Approved (Rumsey/Sgamba) 4-0

The Committee reviewed the roofing material request of Owens Corning Premium Duration in the color Desert Tan. Since this product was already on the approved roofing material list, the Committee voted 4-0 to approve the project.

NB2. VILLAGE: St. Andrews Village, Unit 3, Lot 150, APN: 125-161-201
NAME: Rod Smrcka
SITE: 2545 Willowdale Drive
RE: Re-Roof
MOTION: Approved (Sgamba/Rain) 4-0

The Committee reviewed the roofing material request of Pabco Roofing Material, Paramount collection which was not on the approved roofing material list. A sample board was also provided by the contractor.

After viewing the sample board and the color selection of Antique Black, the Committee noted that they would approve this product and asked that it be placed onto the CC&R Roofing Material List after it is reviewed and approved by the CSD Board of Directors.

The Committee requested that the contractor provide a sample board of the Pabco Paramount Advantage product as well to possibly add that to the list of approved materials.

NB3. VILLAGE: Ridgeview Village, Unit 1, Lot 137, APN: 120-161-031
NAME: John Sorensen
SITE: 3327 Patterson Way
RE: Re-Roof/ Skylight replacement (no change)
MOTION: Approved (Sgamba/Rain) 4-0

Mr. Sorensen attended the meeting and notified the Committee that the roofing material that he had installed on his roof, Hardishake, needed to be replaced because the product was failing. And, since the CC&R's for Ridgeview Village, Unit 1 were recently revised to include 50-year and/or lifetime composition products, he requested that the Committee approve GAF Grand Canyon in the color Storm Cloud Grey which is on the approved material list.

Then, he asked what the Committee thought about the Presidential TL products and couldn't decide between the two roofing types. During the meeting he asked if he could be given an approval for another product which was the TL Presidential in the colors of Platinum or Country Gray. The Committee voted to approve either the GAF Grand Canyon in the color Storm Cloud Grey or TL Presidential in the colors Platinum or Country Gray.

NB4. VILLAGE: Governor's West, Lot 33, APN: 125-483-071
NAME: Randy Gross
SITE: 4044 Albert Circle
RE: Oak Tree Removal
MOTION: Approved (Sgamba/Rain) 4-0

Mr. Gross attended the meeting to discuss the removal of three dead Oak Trees in the front of the home. Based upon the photographs provided, the Committee unanimously voted to approve the removal of the three dead Oak Trees.

NB5. VILLAGE: Governor's Village, Unit 1, Lot 24, APN: 125-022-241
NAME: Andrew Haug
SITE: 938 Pacheco Court
RE: Fencing / Retaining wall
MOTION: Approved (Sgamba/Rain) 4-0

Mr. Haug attended the meeting to discuss his fencing and retaining wall project. He requested a 3 block high split face block wall with cap with a 6 foot wood fence on top of the wall. This would surround the entire property. The Committee was concerned about the height of the fence and asked Ms. Kossick to research the County website. After reviewing the documentation on the County site, the Committee voted to approve the fencing with retaining wall. Mr. Haug noted that he would be starting the project right away and hoped it would be completed by the end of September.

DISCUSSION ITEMS:

Follow-up discussion on DRC Modified meeting schedule.

Mr. Sgamba attended the CC&R Board's sub-committee meeting last week with Noelle Mattock and Justin Masters. They both agreed with the proposed modified schedule which would change the meetings from weekly to the first, third and fifth Tuesdays of the month.

The Board of Directors has this item slated for their agenda on Thursday, September 10th and, if approved at the meeting, the new schedule would become effective on October 6th.

Pabco Roofing Materials may be added to next week's agenda pending submittal of additional sample boards.