

Victor Gardens Community Association

Architectural Review Committee Meeting Minutes

Meeting Date: October 12, 2010

Members Present

Traci Bjorkman
Roger Donoghue
LaVonne Fitzgerald
Jim Flesher
Len Pratt
Mark Viker

Homeowners Present

Rochelle Gloege

Mark called the meeting to order at 6:30pm.

The scheduled guest, Minks Custom Homes, was unable to attend.

Minutes from the meeting of May 12, 2010 were reviewed. LaVonne moved to approve the minutes as submitted, and Len seconded the motion. The ARC voted unanimously to approve.

Management Report: None.

New Arc Applications / Submissions:

- Existing Homes: The North and South Villages have some concerns regarding satellite dishes. Residents are having dishes for their personal use installed on the exterior walls of townhomes, which are common property. The preferred method of installation is one large dish on the roof of each building, into which individual homes may plug to receive satellite signals. Aside from the many individual dishes being undesirable aesthetically, the installation process is causing damage to the buildings.

The question of whether or not control of architectural review for existing construction should be delegated to the Townhome Sub-associations the way it has been for the Single Family Village was discussed. Members expressed concerns on both sides of the question, but it was agreed that the Master ARC would maintain said authority.

At Len's suggestion, the Committee decided to ask Kari Miller to draft a letter to residents of the Townhome Sub-associations explaining that with the handing over of management to the Master ARC and Community Development, the

process of architectural review—to include the installation of satellite dishes—will be aligned with the process in place across Victor Gardens.

Traci was asked to follow-up with Kari regarding the letter, and on a side note Roger was asked to request a copy of the City of Hugo's dog policy for review at the next ARC meeting.

- New Home Construction:
 - Len passed out copies of a new home application from Sharper Homes, for construction on the Provence Way cul de sac in the Single Family Village. The landscape and color plans were forthcoming at the time of the meeting. The Committee agreed to review the application and discuss it at the next ARC meeting.
 - Mark presented landscape plans from Minks Custom Homes for 3 of the homes they have completed—lots 6, 9, and 21. He expressed a few concerns:
 - The 3 plans were all the same and thus do not represent the variety that the ARC hopes for within Victor Gardens.
 - The boulevard trees are not accurately represented in the plans.
 - Viewing the landscaping of these homes firsthand during the compliance inspections, Mark noted that none of the actual landscaping resembles the plan for any one of the 3 homes. He added that in actuality, the landscaping as-built has better variety than what is in the plans.

Len made a motion to request from Minks an as-built landscaping plan for each of the 4 homes built so far in Victor Gardens (the 3 discussed + the model). Roger seconded the motion and the Committee voted unanimously in favor.

- Certificates of Compliance: Mark presented to the Committee his notes from the compliance inspections for the 4 Minks homes. He expressed significant concerns that the builder put a deck on their fourth home and installed an extra concrete slab for a hot tub on that same home, neither of which was approved by the ARC.

The ARC agreed that another invitation should be extended to Minks to attend the next ARC meeting. The Committee will review their as-built landscaping plans and discuss with them the process for making changes to previously-approved plans. The discussion was tabled until that time.

Unfinished Business: Mark led a brief discussion of the Guidelines Checklist and gave new members Traci, Jim, and Roger some background. It was agreed that the Guidelines Checklist will be discussed at the next meeting, when everyone has had a

chance to review it.

It was noted that the Hartman home has been completed. Additionally, the landscaping work on Grantaire Green has also been completed. The two park benches have been installed, but they are not quite fully secured to the concrete slabs below them. Dan from Goetz is working on a clamp to complete the process.

New Business: Mark introduced ARC reference materials to the new members. Brief discussion followed, during which it was agreed that these, too, will be reviewed further at the next meeting.

The next meeting was set for Thursday, October 28, 2010, at 6pm in the Activity Center.

A motion was made and seconded to adjourn the meeting at 7:40pm. All members voted in favor of adjournment.