

Victor Gardens Community Association
Architectural Review Committee Meeting Minutes

Meeting Date: November 04, 2010

Members Present: Traci Bjorkman, Roger Donohue, LaVonne Fitzgerald, Jim Fletcher,
Len Pratt and Mark Viker.

Homeowners Present: David Urban from Single Family Homes and Doug Millard from North Villas.

Guests: Minks Custom Homes – Stephen Bona

Call to Order:

Mark called the meeting to order at 6:00pm.

Approval of October 12, 2010 Meeting Minutes:

Minutes from the meeting of October 12, 2010 were reviewed. A motion was made to accept the minutes. The motion was seconded and the ARC unanimously accepted the minutes as written.

Certificates of Compliance:

Stephen Bona from Minks Custom Homes discussed discrepancies between the ARC approved plans from May 12, 2010 and what was actually built/installed per the ARC Compliance Inspection performed on October 04, 2010. Located in Victor Gardens East 2nd Addition, Block 2, Lot 6, 9 and 21 and Minks Model Home located at 4648 Provence Way.

- 4648 Provence Way (Minks Model Home)
 - Missing Sienna Glen Maple, Spring Snow Crabtree and all landscaping on left front elevation. The ARC recommended that the additions be made and Stephen Bona agreed.
- 4636 Provence Way (Lot 6)
 - Front porch cedar skirt is not finished. Per Stephen Bona the skirt will be stained in spring 2011.
 - Ledger board was not painted to match siding. Per Stephen Bona the ledger board will be painted in spring 2011.
 - Landscape plan is identical to the other 4 Minks homes. The ARC recommended that the landscape include a variety of trees and shrubs and Stephen Bona agreed.
- 4611 Provence Way (Lot 9)
 - Window grids missing. Will be added in spring 2011.
 - Ledger board is not painted to match siding. Ledger board will be painted to match siding in spring 2011.
 - Cedar pickets and front porch skirt were not stained to match

- columns. The picket and skirt will be stained in spring 2011.
- Landscape plan is identical to the other 4 Minks homes. The ARC recommended that the landscape include a variety of trees and shrubs and Stephen Bona agreed.
 - 4652 Val Jean Blvd. (Lot 21)
 - Hot tub pad and deck were not included in the Application. Per Stephen Bona there was a miscommunication with the builder and Stephen agreed to do whatever was needed to make it right. ARC suggested the homeowner obtain a professional landscape designer to conceal the hot tub and submit a few different designs to the ARC Single Family Homes for approval.
 - Vertical siding (installed in the gables) is not the walnut color included on the original application. Per Stephen Bona the walnut color was discontinued and a substitution was made without prior approval from the ARC but was approved by the homeowner.
 - Cedar pickets, front porch skirt, rear deck pickets, deck skirt and decking were not finished. Per Stephen Bona the window will be changed out and the deck, skirts and pickets will be stained in spring 2011.
 - Landscape plan is identical to the other 4 Minks homes. The ARC recommended that the landscape include a variety of trees and shrubs and Stephen Bona agreed.

New Arc Applications / Submissions:

- a) Application received from Sharper Homes on October 12, 2010 and November 04, 2010 regarding Victor Gardens East 2nd Addition, Block 2, Lot 14 (4677 Provence Way). Reviewed home plans and landscaping. In a vote of 5: 1a conditional approval was granted per the required conditions:
1. Landscape plan must include two back yard trees consisting of a minimum 6 foot tall Colorado Blue Spruce and a 2½” caliper Autumn Blaze Maple.
 2. Additional foundation plantings consisting of a minimum of 3 clustered shrubs in a landscape bed at the southwest corner of the garage. These shrubs could possibly be compact burning bush, junipers, hydrangeas, or spirea.
 3. Color scheme approval is pending based upon further review and comparison with adjacent home to the south.

On November 09, 2010 the color scheme plans were reviewed and it was determined that the requested siding color (Pebblestone Clay) does not contrast enough with the neighboring home to the south. Requested builder submit new color scheme.

b) Condo/Town Homes Buildings

i. Individual Satellite Dishes in North and South Village.

During ARC's meeting on October 12, 2010 we discussed that the preferred method of installation is one large dish on the roof of each building, into which individual homes may plug into to receive satellite signals. Aside from the many individual dishes being undesirable aesthetically, the installation process is causing damage to the buildings. It was agreed that the Master ARC would maintain said authority. The ARC 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.

Post meeting Kari Miller contacted Collins Cable and confirmed that they prewired all units during construction. However it was questioned whether the Master ARC would maintain said authority. This matter will be discussed during the Master Committee meeting on December 09, 2010.

New Business:

a) Compliance Inspection Process Reviewed.

b) ARC Guidelines Checklist aimed at streamlining the review of applications. Agreed that the ARC Guidelines Checklist must reference the October 18, 2000 version on file with the City of Hugo. Final review next meeting.

Next Meeting:

December 09, 2010 following the Master Board Committee Meeting.

Adjournment:

Motion was made and seconded to adjourn the meeting at 8:00 pm. All members voted in favor of adjournment.