

Victor Gardens Community Association ARC Committee Meeting Minutes

Date: 12/8/2009

Location: Sertinos Café - 6:00pm

Attendees:

Lavonne Fitzgerald - Villas Townhome Association
Jason Lanpher - Gables Townhome Association
Mark Viker - Single Family Association
Julie Bixby - Single Family Association
Todd Stutz - North and South Village Association
Len Pratt - Pratt homes

Others Present: June Fulton

Mark called the meeting to order.

Approval of 11/10/09 meeting minutes. Julie motioned, Jason seconded, all approved.

Mark reviewed management report. Minutes were sent to Casey and request was made for the letter to Hartman Homes about removal of trusses.

Mark motioned to move new business on agenda to accommodate members schedules for the meeting.

Len presented a prospective builders plans for 1 of the 7 remaining lots in the Victor Gardens East 6th addition area. (This is the area where most of Ryland Homes' single family homes have been built so far). The builder has submitted a request to build a model home on the lot for the Spring Parade of Homes. The lots in this section are covered under a Blanket Architectural Approval document dated 10/31/2006. These conditions go back to when CPDC was the developer. The ARC committee recognized the document and agreed to hold this builder to the same standards as previously requested of Ryland. The prospective builder is not a national builder but Len stated they are a competitive builder. Color plans were discussed and the ARC committee agreed they need to see those plans for the model and for remaining lots to ensure the continuation of a variation of colors to stay consistent with VG designs. City of Hugo will need conditional approval letter.

Len motioned for conditional approval on what builder had submitted, pending the additional items back to the ARC committee. Jason motioned, Julie seconded, all approved.

Additional items needed:

1. Site survey
2. Landscape plan
3. Color plans

Committee will proceed with this request via email/fax due to the January meeting not allowing enough time for the builder to meet a Spring Parade of Homes timeline.

Mark provided copies of the revised ARC Process Flowchart dated 11/11/09. The revisions are based on input from the November ARC meeting. This is the internal document for the ARC committee. Mark removed redundant items when not necessary based on monthly meetings. If meetings were planned prior to the timeline day it made more sense to discuss at the meeting vs email due to email exchanges taking more time to process. Julie suggested work then from this document to create an Executive Summary of about 5 bullet points that will be used for the high level document to the builder. Len suggested an ARC block calendar that can be posted on website for builders to also