

Victor Gardens Community Association ARC Committee Meeting Minutes

Date: 1/12/2010

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

Len Pratt - Pratt homes

Others Present: June Fulton, Nikki Lanpher

Mark called the meeting to order.

Approval of 12/8/09 meeting minutes. Len motioned, Julie seconded, all approved.

Mark reviewed the management report. Mark has provided Casey Groff with a copy of the last meeting minutes and the signed conditional approval document for Minks Custom Homes. Mark, Lavonne, Jason, Julie and Todd had signed the conditional approval document, Len abstained.

The committee reviewed the application by Minks Custom Homes. Len provided documents on the color plan. Lavonne motioned to approve the submitted color plan, Julie seconded, Mark and Jason approved, Len abstained. Minks is still targeting to be ready for the Spring Show of Homes. The landscape plan is still pending and the committee agreed that was acceptable at this time.

The committee approved Casey Groff as the designated contact person for builder/applicants. Len motioned, Lavonne seconded, all approved.

Mark reviewed the timeframes for reviewing submissions. Builder submits 7 business days prior to monthly ARC meeting. ARC response no more than 7 days after ARC meeting. Special ARC meetings when requested. Len motioned, Julie seconded, all approved the timeframes.

Mark provided draft 3 of the Architectural & Landscape Requirements Checklist dated Jan. 2010. The committee agreed members will review and discussion will continue at the next ARC meeting.

Julie will continue to work on a draft for the executive summary. There was discussion around what that would contain. Len recommended a brief summary for the builders when first looking at building in the area. Providing need to know items, items of potential cost upfront. In the 2nd step of the process they would get more details. The audience for this document being the builders.

A checklist for the committees use is still in progress. Michael Noonan had started an excel spreadsheet and the committee will start with that. The audience for this checklist is the ARC committee, internal use only. At this time, the document will be referred to as the ARC Review & Approval Checklist.

Julie recommended using a google calendar for the group use for meetings. Mark Viker's site is more for residents. The committee agreed that would work.

Julie discussed marketing efforts for the area. There are 20+ lots left and this could also help existing home sales too. The committee agreed a public use website would be beneficial. Something to showcase what the community has to offer. There would be different sections for Consumers vs Builders. Julie will be working on setting up meetings with parties in the area who have a vested interest in marketing. The victorgardens.com domain name is due to expire 2/2010. There is already an agenda item for next Master meeting to discuss signage for entrances. Julie will contact Casey to investigate the options, costs. The committee agreed this marketing effort was outside of the scope of the ARC committee and further discussion needs to occur at the Master meeting for a committee.

Mark requested the item on agenda for reviewing and clarifying retaining wall requirements and guidelines be held over to the next meeting.

The committee agreed the next meeting will be Tuesday February 9, 2010 6pm Sertinos Café.

Jason motioned to adjourn meeting, Lavonne seconded, all approved.

**Action items:**

Julie will contact Casey to discuss victorgardens.com options. Discussion around a committee for this will be brought to the Master meeting.

Submitted by June Fulton, 1/13/10