

# Continental Ranch Community Association

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## **Architectural Review Committee Meeting – January 23, 2008 Minutes**

The regularly scheduled meeting of the Continental Ranch Community Association (CRCA) Architectural Review Committee (ARC) was held on Wednesday January 23, 2008, at 12:00 PM at the Windmill Park office. Members in attendance were Walter Ross, Bob Dizon, and Jan Goodall. Trish Ledbetter, Association Manager was also present. Excused were Shari Saxton and Arl Diaz.

I. Call to Order – Meeting was called to order at 12:00 PM by Walter Ross

II. Establish Quorum – Quorum was established.

III. Guests: Tom Licht – lot 16042 and Mr. and Mrs. Fitzgerald – lot 29104

IV. Appeals:

1. 16042 – Lattice spa enclosure – the structure needs to be lowered to be the same level as the rear yard wall
2. 29104 – Brick pavers SY – committee will do a drive-by and e-mail management with their findings. (1/28/2008 – unanimous decision to allow the brick work to stay as long as they are cleanly placed, straighten-up and uniform in appearance.)

V. Review of January 9, 2008 Minutes – Minutes were approved as written. (Dizon/ Ross)

VI. Manager Report

Submittals to be ratified:

1. 10141 – Security door
2. 69043 – Satellite dish

**Action:** A motion was made, seconded and unanimously passed to ratify the submittals approved by management. (Dizon/ Ross)

VII. Items for Discussion/Business

1. 8108 – FY fountain w/ artificial plants – fountain is okay but the artificial flowers need to be removed
2. 12A005 – FY Landscape requirement – committee requests management to explain what Malibu lights are and the lighting policy for the community.

Additionally pass on the homeowner the recommendations from the committee on what they can do to meet minimal landscape requirements for the Association.

3. Use of artificial plants in the front yard (Tabled from Dec. meeting) – committee requests management to put together a policy based on the committee's conversation and e-mail it out before the next committee meeting to the members of the committee to review.
4. 4122 – FY landscape rock (Tabled for a drive-by) - approved
5. 19092 – Denied fruit trees and response – committee requests management to issue next violation letter with need to resolve 3+ year non-compliance.
6. 18002 – Follow up – projects not completed as approved. Committee requests management to point out the outstanding issues and what needs to occur to fulfill the caveats of the original approval.

#### VIII. Submittals

1. 3004 – Brick pavers in curb strip, wall art, ceramic planters of artificial flowers, decorative items in yard – approved w/standard caveats and no artificial plants and/or flowers
2. 3018 – Uplights - approved w/caveat to angle downward to illuminate the ground only
3. 3025 – Spa w/ attached lattice – approved w/caveat that more information is need on the lattice enclosure
4. 9147 – Walkway stain - approved
5. 10089 – Exterior house paint – denied, body color of home and trim color not of the same hue family
6. 12B010 – FY tree replacement - approved
7. 12B141 – Garage light paint, RY landscaping & patio extension – approved w/standard caveats, raised planter to be self-contained
8. 15C030 – FY cactus addition in lieu of a tree - approved
9. 16058 – Exterior house paint - approved
10. 16096 – Concrete shed stoops - approved
11. 16102 – Exterior house paint – approved w/caveat for possible use of a trim color
12. 18057 – Pavers by hose bib & in curb strip – approved w/caveat to level the pavers

13. 18155 – Exterior house paint - approved
14. 23040 – Front entry door stain - approved
15. 24A008 – SY walkway & wood gate slats – tabled for more information
16. 24A037 – Driveway extension – approved w/standard caveats
17. 27B076 – RY patio extension – approved w/standard caveats
18. 27B147 – SY walkway – approved w/standard caveats
19. 28073 – Gate paint – approved w/caveat on color
20. 40032 – Driveway extension, dual double gates – approved w/standard caveats
21. 40033 – Wall height extension – approved w/standard caveats
22. 40033 – Driveway extension – approved w/standard caveats
23. 40080 – Wood gate screen/slats - approved
24. 42007 – Wall paint - approved
25. 42018 – Pots in front entry – approved w/caveat no artificial plants and/or flowers
26. 9163 – FY plant additions around the slate patio - approved
27. 9116 – Rear porch and house addition – approved w/standard caveats
28. 18108 – Master bedroom addition – approved w/standard caveats

X. Completed Projects

1. 11058 – Exterior trim and wall paint
2. 15C030 – Play gym
3. 27B147 – Exterior house paint
4. 42044 – FY tree addition

**Action:** A motion was made, seconded and unanimously passed to have management follow up on all completed projects. (Goodall/Dizon)

XI. Next meeting date February 13, 2008 at noon

Adjournment at 2:30 PM