

Continental Ranch Community Association

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Architectural Review Committee Meeting – February 4, 2009 Minutes

- I. **Call to Order-** Chair Nancy Lambert called the meeting to order at 12:00PM at the Windmill Office.
- II. **Establish Quorum-** Nancy Lambert, Bob Dizon, Al Diaz (came late and left early), Sharon Schwartz, Carl Junk, Dave Lawrence and Barbara Snyder, and George Erhardt (Board Liaison) were in attendance. Sarah Lebsack, Community Manager, represented Stratford management.
- III. **Guests:** Maggie Candland Homeowner
- IV. **Approval of the January 21, 2009 Minutes-** A motion was made, seconded and carried unanimously to approve the minutes as submitted. (Junk/Snyder)
- V. **Appeals:** Ms. Candland appeared before the ARC and submitted a letter with pictures regarding an approval that took place in regards to the paint colors of a house in her parcel. Discussion ensued between the Committee and the homeowner regarding the house. The ARC requested Ms. Lebsack to send a letter to the homeowner in response to the petition submitted regarding the painted house in parcel 7.
- VI. **Managers Report:**
 1. I made some formatting changes to the Design Guidelines as requested and distributed a copy to the Board at their January Board Meeting. The Board will review the Design Guidelines over the next month and they will be discussed at the February Board Meeting. The goal is to complete and recommend the color palette to the Board at their February Board Meeting as

well. The next step will be to send the proposed Design Guidelines and paint palette to the Attorney for his recommendations and blessing.

2. A homeowner raised the concern at the January Board Meeting regarding the time of the ARC meetings and possibly changing the time to allow more homeowners to attend the meetings. Please be prepared to discuss this item at the meeting with the other Committee Members. Discussion ensued and management expressed concern as a result of the ARC meetings historically lasting at least three hours and recommended that if the ARC meetings are moved to the evenings then they should begin anywhere from 4 P.M. to 6 P.M. The Committee decided to change the days and times of the meetings from the first and third Wednesday of every month at 12 P.M. to the first Thursday at 2 P.M. and the third Wednesday at 7 P.M. beginning in April 2009. **The Committee did not believe that the time change had to go up to the Board for approval however Management stated that it may change the contractual commitments and it will also affect the availability of the Manager for Special Meetings, Executive Session Meetings and other Board related meetings**
3. A homeowner also asked if the proposed Design Guidelines will be sent out to the owners before they are approved, please be prepared for discussion regarding this request. **Discussion took place between the Committee regarding sending the proposed Design Guidelines out to the community before approval. A motion was made, seconded and carried to make a recommendation to the Board that they do not allow the proposed Design Guidelines to go out to the community for community input prior to approval. (Lambert/Lawrence) (Junk Opposed)**

VII. Submittals

1. **3053- Security Door-Approved**
2. **9233- Repair/Replace Patio-Approved with Cav.**
3. **9233- Landscape- Approved**
4. **11042- Paint-Approved**
5. **12B079- Paint-Approved**
6. **16030- Shed-Approved**
7. **17044- Paint-Approved**

8. **18113- Repair Wall**-Approved
9. **18131- Paint**-Approved
10. **27B094- Paint**-Approved
11. **27B094- Raise Wall**-Denied
12. **51031-Paint**-Approved
13. **51061-Driveway**-Approved
14. **51064- Ramada by Pool**-Need More information

VIII. Commercial

None

IX. Complete

1. **28031-Gate**-Approved
2. **15C015-Rear Yard additions**-Approved
3. **43020- Paint Front Door**-Approved

X. Review Changes to Design Guidelines/Paint Palette

XI. Next meeting date February 18, 2009

XII. Adjournment at 2:20 PM-A motion was made, seconded, and carried to adjourn the meeting at 2:20 P.M. (Junk/Snyder)