

CdC Architectural Control Committee Meeting

February 5, 2018

PRESENT: Barry Bader, Randy Vogel, Ken Huettl, Bob Bernstein, Tom Hughes

ALSO PRESENT: Hilda Banyon, Frank Hausen, Bernie Huettl, Barb Gould, Jeanne & Ralph Balding, Ginny Bertoncino, Chris Richter

Chairperson Bader called the meeting to order at 4:30 p.m.

Bader said that to reduce unnecessary meetings and improve coordination, the Landscape Committee would usually meet immediately before ACC if it had business to transact. There being no landscape business this month, the ACC meeting commenced .

Bader requested Banyon get a hard copy of the current CC&R's off the Scottsdale Ranch website and bring it to monthly meetings. Banyon also will check to see which documents are on the CD that Ann Couch provides to new residents.

Motion by Bader, 2nd by Bernstein to approve the Dec 4, 2017 meeting minutes. Motion carried

Bader reported that per the CC&R's, CdC has 5 ACC members for 2018: Bader (Chair), Vogel, Huettl, Bernstein and Hughes.

SRCA/CdC Procedures

Bader reported that he had a meeting with Deborah Stone & Sonja Perez (Scottsdale Ranch) to discuss various ACC policies and procedures, including applications for outside projects and complaints. If a resident has a complaint regarding anything covered in the SRCA CC&R's, they can file their complaint with Scottsdale Ranch. SRCA will investigate the complaint, make a ruling, enforce its rules and forward the documentation to CdC. CdC also has a duty to enforce provisions in its CC&Rs and its policies, in the event they are more specific than SRCA's.

When a resident is having outside work done to their home, they should complete a Scottsdale Ranch ACC application (CdC uses same form) and send it first to Scottsdale Ranch for approval. Scottsdale Ranch will forward the approval to CdC, which will review the application against its own CC&Rs and policies and inform the resident of the decision as quickly as possible, often within a day if there are no issues.

The majority of rules are the same for Scottsdale Ranch and CdC. If there is something that is more strict in the CdC rules, then CdC's rule will apply.

Homeowners should apply to Scottsdale Ranch first for approvals.

Paint Palettes

Bader said there have been a number of requests to expand CdC's paint palettes. He reported that Deborah at SRCA expressed the opinion that CdC offers a comparatively small number of approved colors, and she added many newer buyers on the Ranch are interested in a wider range of options. Bernie Huettl had volunteered to explore the current list of approved SRCA palettes (which are posted on SRCA's website) and to recommend additions that would be compatible with CdC's current palettes.

Extensive discussion by committee members and residents followed.

Motion by Bader, 2nd by Bernstein to approve the addition of paint palettes 11-15, 16-15, and 18-15 to currently approved paint palettes, with corresponding door and trim colors. Further consideration of palette 17-15 was deferred for further review. Motion carried.

Beside of the widespread interest in the new palettes, Bader said that prior to adoption, the community will be informed via the Community Bulletin, and the palettes will be brought to the February Board meeting.

Discussion of paint palettes continued. It was noted that paint does not have to come from Dunn Edwards so long as matches the formulas that are approved and on file at Scottsdale Ranch. Home Depot reportedly has the CdC approved palettes. A resident said because paint comes in various "qualities," do we require a certain level of paint quality? Bader commented that he is not aware of quality requirements. If a home has been painted a color not on the CdC approved list, a complaint may be filed. All owners must file an application when they repaint their homes, even if using the same color as before, so that documentation may be placed in their lot file.

Garage Door Policy

Bader said because original garage doors in CdC are now more than 30 years old, it can be expected that owners will begin to want to replace them. There currently are no formal policies on garage doors from either SRCA or CdC. According to Deborah Stone, if a resident applies to SRCA for a new garage door, its ACC considers them on a case by case request. If the requested door "blends" with the community design and color palette, it will be approved.

Bernstein suggested that we consider having 3-5 approved styles and colors that would be approved by CdC. One resident expressed concern that having windows might create a security issue especially for homeowners who leave for the summer.

Hausen commented that garage door changes should be handled on a case by case basis. CdC should not overload owners with regulations. B. Huettl commented that if you have a different color garage door and/or windows in the garage door, it will make the home look smaller.

Bader will discuss further with SRCA and will bring subject back to a future meeting.

Short Term Leases

Bader reported that short-term leases were becoming a matter of major concern at SRCA and many other HOAs. Currently, SRCA's policy for single family homes limits an owner to a maximum of two leases per 365-day period. SRCA is preparing a revision to its CC&Rs to require rentals be for a minimum of 30 days. CdC's long standing policy follows SRCA's and provides for a maximum of two leases per 365-day period.

Bader said he has discussed this issue with CdC's legal counsel, who recommends CdC adopt specific language on short term leases in its CC&Rs. Scottsdale Ranch is holding an educational luncheon on this subject Feb 7th. Bader and Banyon will be attending and will bring back information.

Board Referred Items

Bader said the CdC Board has asked the ACC to consider improved communication and clarification of common ACC rules, repainting of common walls and the pool area, and updating entrances to CdC. These will be addressed in the future.

Current requests: none

Homeowners Forum:

A resident asked about the status of a complaint concerning the flat roof at 9220 101st Place. It was resurfaced and now white caulking shows. A complaint was sent to the CdC ACC. Hughes indicated that he sent a letter to the homeowners asking they take care of painting the white caulking and they responded to the letter asking what color their house is painted. Bader said he will check their lot file and advise them.

Banyon asked for thoughts regarding removal of tiles from a home. Bader suggested a request be sent to SRCA to learn their policies.

The meeting adjourned 5:43 p.m.