

HIDDENBROOK HOMEOWNERS ASSOCIATION ARC GUIDELINES REVIEW

Board Meeting Date: September 6,2022

Meeting called to order at 6:02pm

Location: Hiddenbrook Clubhouse

Attending:

HOA Board Members	ARC Members	HOA Members
President - Clive Bayliss	Joan Koss	Robert Marriott
Vice President- Kristin Leveto	Pam Spencer	Pamela Marriott
Treasurer- Eric Cangemi	Kimberly Hartsoe	Lee Emery
Secretary - Matt King	Holly Coggins	Deborah Hathaway
Member at Large- Chris Gray (departed early)		Seth Mott
Sequoia MGMT- Shannon Cook – Not Present		Sarah Mott
Sequoia MGMT- Chelsea Miller – Not Present		

Committee Reports

a. Architectural

- i. The board started the meeting by advising all those in attendance the intent of the session was to review proposed changes to the ARC guidelines and that the meeting was not an open forum. In addition, comments would be requested when the final version was provided to the HOA for review.
- ii. The review commenced on page 13 of the draft based on where the review last stopped at the 19 July 2022 meeting
- iii. Note was made that homeowners will need to be reminded even if they go about changing any part of their exterior prior to the initiation of the sale of a home, they will need to get approval.
- iv. Mailbox.
 1. Additional guidance received from the post office for the installation baseline.
 2. Recommended to include pictures of mailbox examples so people are aware (Noted that articles in the Mainstream are submitted on occasion reminded homeowners of approved mailbox examples).
 3. Include two or three samples of acceptable or standard mailboxes. If the boxes do not conform to the standard homeowners will need to apply if they want something different.
- v. Miscellaneous.
 1. Screening for garbage cans. Do we need to add verbiage regarding the color of the screening if built? Any different color outside of the color palette that is approved will need to get approved.
 2. The Board/ARC will need to work on creating the acceptable color palette.
 3. Do not wait for approved color palette in order to finish the ARC guidelines.
 4. Need to determine the screening height and how much of the trash cans need to be out of sight behind the screen; need to address key dimensions on size.
- vi. Recreational & Play Equipment.
 1. Do we add trampoline to the list? Currently the recommendation was to not mention it and leave the first part of this section AS-IS with the current list of children’s equipment. Do not add “trampoline” to the list.
- vii. Roofing.
 1. Create pre-approved selection and style of roof in the guidelines. Any request outside the approved list then homeowners will need to submit a request with samples and photos.
- viii. Sheds.
 1. Homeowners will have to apply for the placement of a shed or storage container.
 2. Note the new rules only allows for one shed or storage container.

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3. A deck box is not considered a storage container.
- ix. Siding/Trim.
 1. Include approved colors and samples in the guidelines.
- x. Garage Doors.
 1. Include approved colors and samples in the guidelines.
- xi. Shutters.
 1. Include approved colors and samples in the guidelines.
- xii. Portable Air Conditioning Units. Temporary placement in the windows in the front of the house due to an emergency is not an issue. Otherwise, units used in non-emergency scenarios must be placed in windows in the rear of the home.

7:49pm Adjourn.

- b. Follow on questions. After the official meeting, HOA members asked questions to the board or made comments.
 - i. HOA member asked when they would need to talk to board/property management due to an emergency repair? The request was for them to communicate to the board/property management as soon as there is an emergency.
 - ii. HOA member asked regarding the screening for garbage cans if there was a specific height restriction on lattice installed. TBD on the height.
 - iii. Driveway clutter was mentioned.
 - iv. HOA member asked if the Nov 2017 proposal amendment was in effect, of which, they were advised it was not.
 - v. HOA member mentioned his concerns about the property management company.

7:55pm End.