

**CdC Architectural Control/Landscape Committee Meeting
January 27, 2022 3:00pm at the pool**

PRESENT: Tom Krebs, Ken Heuttl, Randy Vogel , Marsha Cherry

CALL TO ORDER: Chairperson Tom Krebs called meeting to order at 3:05pm

QUARTERLY MEETING SCHEDULE: March 3rd 2022 / June 2, 2022 / Sept 1st, 2022 / Dec 1st 2022

All meetings will be at 11:00am at pool unless informed otherwise.

HOME INSPECTION POLICY: Krebs presented a new home inspection policy. The old policy stated we could stop a sale if items from an inspection were not resolved. He was informed that is not true but we could add on the policy : “Should the issues not be resolved and the home does not pass inspection prior to the sale, the failed inspection will be a disclosure to the buyer and the buyer will be assuming the responsibility to correct the issues with the home.” Vogel suggested a time frame of 90 days after sale the issues would need to be corrected. All agreed with this new policy.

FRONT DOOR POLICY: Krebs presented a front door application request for a glass door with iron work (which years ago was denied by Scottsdale Ranch) and at this time Scottsdale Ranch approved it. Because our policy was written not to approve glass doors with iron work we denied the request. Krebs asked for thoughts on updating our front door policy. Cherry agreed with the idea of allowing the doors – as people are moving in or updating homes it would be wise to keep the community updated and not be stuck in past styles. Vogel agreed. Krebs will discuss with SR to clarify their requirements for our community and bring it back to the committee for input and approval. It was also discussed regarding screen / storm doors. There is currently no policy – is this something to pursue? Krebs will also ask SR regarding screen doors and tile on homes.

CHARACTER STUDY: This has been started.

GARAGE DOOR REPLACEMENT SPECIFICATION: Vogel presented a 1st draft of a Garage Door Policy. Krebs will look it over and present at next quarterly meeting. After approved by ACC it will be presented to the board for approval.

MEETING AJOURNED AT: 4:00pm

NEXT MEETING: March 3, 2022 11:00am at the pool