

Casa del Cielo Homeowner's Association Inc
Official Minutes of the Combined
Architectural Control Committee and Landscape Committee
Meeting of December 4, 2017

Present: Bob Bernstein, Ken Huettl, Tom Hughes, Randy Vogel, Dave White

Absent: Ed Burke

The meeting was convened at 6:02 pm. The Agenda is attached as an Appendix to these minutes.

#1 - Revisit Current Tree Removal Policy - Randy Vogel distributed a document (attached) which summarizes the current CdC policy on tree removal. Briefly, healthy trees are currently not removed except for the detailed good causes and at the expense of the homeowner.

It was decided to modify the current policy and decide on a case-by-case basis whether otherwise healthy trees may be removed due to potentially dangerous large limbs or in cases where more than $\frac{3}{4}$ of the area of the yard is too dark for grass to grow in the summer. Such removals will continue to be at the homeowner's expense.

#2 - Revisit Dog Waste Stations - Randy Vogel had a handout (attached) which listed several vendors who could provide both stations and "pick up" services. It was decided to see if it were possible to piggyback on the service Scottsdale Ranch provides (and be financially reasonable) and then recommend to the Board a three month trial of a service. It was mentioned that non-CdC dog-walkers were likely a contributing source of the problem. Ken Huettl commented that as a non-dog owner he did not feel it is right for him to pay for an issue that is caused only by dog owners.

#3 - Revisit artificial turf - Randy Vogel commented that aside from dog waste and tree litter issues another major consideration of installing artificial turf were problems caused by repair/replacement of irrigation and utility lines. And that the summer "dirt" problem can be largely abated by judicious tree trimming/removal and possible re-arrangement of grass/decomposed granite borders. It was agreed that for 2018

we would wait and see the effects of trimming/removal on the grass and revisit this issue after the summer of 2018.

#4 - Update on visible HVAC unit - the issue is being handled by Scottsdale Ranch. They have issued the owner a letter and the owner has fourteen days to respond with an acceptable proposal. Once the design is acceptable by SRCA and CdC ACC the owner will have ninety days to complete the screening of the unit.

#5 - Joint ACC/Landscape Committee Meetings - it was decided that the idea of joint meetings was a good one and will be continued in our ongoing effort to foster cross ACC/LC communications.

#6 -Other Issues - Randy Vogel updated the ACC on his budget submission to the Board. The budget was up approximately \$5k or 4% from 2017 to 2018; most of the increase was to Desert Villa Landscaping which has not had a rise in some years. He also commented that we now have an updated written contract with them.

T. Hughes raised the issue of "over-the-top" holiday lighting that might be intrusive or disturbing to neighbors. As of now there is none but we would like the Communications Committee to include some verbiage in the next newsletter regarding "tasteful and non-intrusive" lighting and displays.

T. Hughes raised the issue of "fake wood-looking" garage doors which are appearing in other subdivisions on Scottsdale Ranch. He felt we should be ready with a policy in case an application for such a door is forthcoming. It was agreed to look into this issue.

#7 - Next Meeting - it was agreed that there is no purpose to holding periodic meetings when there is nothing of substance to discuss. Depending on community developments and requests there may be a meeting in late January. In any event, it was agreed to hold meetings only when necessary.

The meeting was adjourned at 7:04 pm.