



ARC Meeting
May 17, 2018
AGENDA

ARC Board Status (Transition from Developer, Contracts/Documents, Training, Conflicts of Interest)

Proposed Oakmont Estates ARC Approval Application

ARC Approval Requests

HOA fees for combined Lots

- Lots 226 and 227 on 119th Street

- Lots 228 and 229 on 119th Street

Window/Glass on zero lot lines

Phase 7 Lot Line Walls

Phase 8 Planning

Notify / Educate Builders

MINUTES

The Meeting was called to order at 6:33 pm with the present Board acting as the ACC.

The first item discussed was the Garden Home Fence variance. Due to the variance during the construction period of the area, motion was made and all agreed the ACC agreed to allow a 7' Board on Board with cap and 16-gauge steel posts to be used with 2x4 top rails on the zero-lot line side of the properties.

The front facing portion of all garden home lots must still be required to be built in accordance with the Restrictions.

Discussion regarding the ARC Approval form and the areas needed for all construction activities within the area. All approved.

It was requested that Hawkize Management send letters to all the current builders with a copy of the ARC form and inform them of the new process for the community.

The cases requesting single assessments was presented. After much discussion, it was agreed that unless the property owner completes the replatting process through the City, at owner's expense, the multiple conjoined lots will be assessed individually. Larry Allen made a motion with Blayne Beal seconded that lots will not be combined for assessment purposes. All agreed.

Discussion was opened regarding the Joe & Debra May's request to limit the construction features on the zero-lot line side of the garden homes. Rick Derr made a motion to only allow glass blocks to be installed no lower than 12" from the soffit on the zero-lot line wall of a garden home. Larry Allen seconded.

Construction plans for J Davis Homes parade house was presented for approval. Front entry port-cochere was included in the original plans. After full discussion, all approved the plans.

Discussion regarding the plans for the home & landscaping plans located on the corner of 120th & Vicksburg Ave. was presented. The committee requested Hawkize to research with Bill and owner since lot construction varies from Restrictions.

Violation of fence restriction for property located at the corner of 119th & Vicksburg Ave. was presented. The committee requested a violation letter be sent to the current owner and have the side patio fence be corrected. Hawkize to send violation letter.