

**Special Meeting Notes: Lot 53, Pergola & Fence Project Review**

In attendance: President - David Richardson, Treasurer - Vacant, Secretary - Lowell Brown, Members at Large, Carol Hoke. Theresa Springer

Meeting Called to Order 6:06 p.m.

1. President David Richardson noted that the front yard setback may be affected by the improvements discussed this evening and recommends the homeowner confirm the setbacks prior to making decisions related to this project. David continued to explain;
2. What was constructed by the contractor (13' wide x 19'-0" deep) did not match the approved exhibits which showed an area of the pergola, 13'wide x 8' deep.
3. The homeowner's revised application appears to show a reduction to the fence square footage from what was constructed by their contractor, however the size is substantially larger than what was originally approved. The owner is requesting a fenced area 20' wide and 13' deep.
4. The owner has 2 options if they want to maintain the structure:
  - A. Follow the original plan approved exhibits: Construct a pergola 13' wide x 8' deep, with a fenced area around the pergola structure and extending north to 19' in overall length.
  - B. Submit a revised scaled plan to accurately reflect the proposed reduction to 13.5' wide x 12.5' deep pergola and fenced area. If the owner chooses to revise the project to match option "B" detailed drawings with all required dimensions are required.
5. Conditions for finishes were also discussed:
  - A. The horizontal 2x4s are to be placed behind the posts to more accurately reflect what was shown on the original approval.
  - B. The maximum height of the fence around the pergola shall not exceed 6'.
  - C. The top of the fence should be reflecting of the approved exhibits, with lattice or equal.
  - D. Plans for vegetative landscaping in the front yard as well as in front of the pergola and fence will be necessary. Scaled plans reflecting plant name and size as required to clearly indicate the proposed work.
6. **A vote was held to disapprove the revised proposal from the homeowner. 4/0 denied.**
7. **A vote was held to provide a letter to the attorney and CC; the owner outlining the above options for construction. 3/1 approved.**

These Meeting Notes were approved by the Board on March 5, 2024

**Lowell Brown, Secretary.**

Meeting adjourned at 7:20 p.m.