
**SOUTHVIEW TRAILS
ARCHITECTURAL CONTROL COMMITTEE
MEETING WAS HELD
JANUARY 22, 2004
11:00 AM
HOAMCO ARC BOARD ROOM**

In Attendance:	Don Myers	Keith Norby
	John Hoy	Ron Gould
	Ken McCourt	Stacy Maule
	Geri Smith	Chuck Chinberg

The meeting was called to order at 11:00 AM.

The inspection report of January 20, 2004 was reviewed.

Discussions about the Hans lot 40 date of occupancy and requested the information.

Discussion regarding lot 95 waiting for response on fence detail.

Discussion of the sidewalk at lot 107, Walsh is still broken. Send letter.

Discussion regarding lot 100 Balzano, the mailbox needs address letters and street needs to be swept. Contact Balzano.

Discussion about changing the meeting day to Tuesdays at 9:00 AM instead of Thursdays at 11:00 AM. The date was changed Tuesday at 9:00 AM. Next meeting February 10th.

Discussion about what items need to be emailed prior to the meeting.

Review of the minutes of the meeting 1/12/04.

There was question about the 2nd page second paragraph.

The minutes were accepted.

Rich Olsen from Common Ground enters the meeting with an estimate for bid regarding lot 95 pertaining to drainage issues. The estimate was around \$3,700 worse case scenario. The Committee decided to hold off on any action at this time.

Chuck Chinberg left the meeting.

There were instructions to re-send out the Gray letter regarding plan approval.

Discussion about expanding to a larger amount of members. Decision to be addressed at a later time.

AGENDA ITEMS

Lot 141, Decker: Approved house colors with reservation due to the contrast between the trim and roof.

Discussion of creating a color pallet. Intentions of creating a color pallet, this would result in rewriting the guidelines and would eliminate the LRV issues.

Lot 94, Stevenson: Reviewed and approved the ornamental iron fence. Send letter .

Lot 11/12, Smith/McCall: Reviewed and approved plans to install a swale. Comments made about not impacting the flow of water onto any adjacent lots.

Lot 25, Olsen: Reviewed and approved window addition. Send letter.

Lot 122, Lutermauer: Reviewed and approved the courtyard gate. Send letter.

Lot 68, Prator: Reviewed and approved the circular driveway and landscaping plan. Send letter.

Additional discussion about keeping the LRV to 40 and the exceptions to the homeowners that submitted their colors prior to the LRV reduction.

Discussion about lot 95 and lot 9 having "yard art." Not acceptable. The Committee needs to send out new Standards that will address this issue. The Committee is going to look at lot 9 to evaluate the "yard art."

Discussion about the new house on Southpark, last house on the right. Concerns about multiple vehicles being parked at the home. Conclusion that the vehicles are actually from a landscaping company. The members will keep an eye on the vehicles.

-Meeting was adjourned at 12:35 PM