
**SOUTHVIEW TRAILS
ARCHITECTURAL CONTROL COMMITTEE
MEETING WAS HELD
APRIL 20, 2004
9:00 AM
HOAMCO ARC BOARD ROOM**

In Attendance: Don Myers Stacy Maule
 Ken McCourt Chuck Chinberg
 Keith Norby
 Geri Smith

The meeting was called to order at 9:00AM.

First item was to review the inspection report.

Chuck Chinberg discussed his concerns with Lot 74, (Kittell) regarding drainage and the responsibility of Ty Myers.

Discussion regarding lot 144 having landscaping rock from lot 145 – Chuck Chinberg has already spoke with the contractor and requested clean up.

Chuck Chinberg asked why lots 92 and 164 did not have mailbox numbers and if that was acceptable.

Discussion on why lot 168 (McCart) was not finalized yet. Chuck Chinberg is going to contact Carter Builders re: final.

Discussion regarding lot 15 have two cracked panels in the sidewalk. Chuck Chinberg states the cracks were there prior to the current owners.

Discussion regarding dead trees on properties. Chuck Chinberg was instructed to only address dead trees that were down and general dead brush during inspections.

Construction report was accepted.

Chuck Chinberg leaves the room.

The minutes were reviewed and accepted.

Discussion regarding lot 100 (Balzano) fencing plan. Don briefs the Committee on the BOD meeting pertaining to Balzano's fence.

Bob Balzano enters the room and gives his presentation regarding his new fencing plan. Balzano has reduced the percentage of proposed fencing, but it is still over the 5% rule by 1.8% making his total fencing proposal 6.8%. The Committee states that they do not have the authority to grant variances and Balzano is going to have to take it to the board for an appeal.

AGENDA

Lot 95, McDaniel, review of landscaping plan. Approved with the comments pertaining to the bushes going along the property line and convey that if the backyard landscaping is going to be different than what was previously submitted they would have to resubmit.

Lot 137, Reeves, reviewed and approved gazebo plan.

Lot 101, Carter, reviewed and approved preliminary plans with the comments pertaining to the West elevation, adding some architectural relief (shown on the plans).

Lot 52, Johnson, reviewed and approved drainage plan.

Discussion regarding the color pallet and incorporating the pallet into the Guidelines. Don distributed drafts of revisions for the Construction Rules and Guidelines for the Committee to review and give feed back at the next meeting.

Meeting adjourned 10:45