

Draft Architectural Control Committee Minutes for April 22, 2025 Meeting

- Greg attended to observe and learn what the ACC's role is, etc. (i.e., the ACC only does research and develops recommendations for the Board).
- Discussed officer positions and they remain the same - Karen as Chair, Dan as Vice-Chair, and Lois as Secretary.
- The schedule for the Architectural Survey was discussed. Karen issued a draft calendar so everyone can mark off dates that they are NOT available. Once everyone has entered their "blackout" dates, then we can form pairs to start surveying approximately May 19th, finishing by late June. Karen has made a few minor changes to the checklist and Lois will get 225 copies made. We explained to Greg how we use the same checklist for two years, marking over it with red pens for 2026 comments.
- Karen will find last year's email announcement so an email blast can be sent to notify owners and residents in early May about the architectural survey and inspection.
- We discussed the Survey Results letter and Therese is going to draft a re-write of the first paragraph to clarify that the Results letter is for information only and is not an "enforcement" action.
- There was a discussion about how to get started on the Master Landscaping Plan – informal conversations with possible vendors, research, and scope of work bullets need to be accomplished by Sept 1st so that a budget line item can be proposed for the 2026 budget.
- The committee quickly reviewed the Project List and clarified the following: A) The parkstrip project status was updated – Phase 2 is being implemented in May 2025. B) Building painting has been presented and the Board considers it each year with the budget, so the ACC is done. C) Painting the wood carport doors is done. D) There are still about 26 front doors that need painting, perhaps we can get Paramount to do some or all of them at \$120 each. E) D unit stairwell light – Lois found a possible candidate - it was suggested that we buy and install 1 or 2 to see how they work and look. F) Pest control policy changes are complete. G) Standards for lattice/barriers on D unit decks is complete.
- A new item was added to the Project List - review the rules for anything that needs to be added, changed, or removed or relaxed. The review can wait for this fall unless there is an immediate need. For the moment, the committee decided to leave D unit railing flower container guidance alone. Lois committed to developing draft wording for the next board meeting clarifying raised bed locations (turf vs gravel) and that the Board has ultimate discretion.
- The proposed garden survey is already underway. Lois and Greg will continue the effort.