

HFHOA ARC Meeting Minutes  
03/03/2015 – Montessori School – 6300 Florence Lane  
7:00 pm

Call to Order 7:10pm

Attendees: Kathy Spitzer (phone), Arienne Reilly, Beth Britt, Deb Halla, Kim Wilson, Kerry McCabe, Steve Danz, Jess Schrum

**Items Discussed**

1. Reviewed, discussed, and marked up potential ARC Guideline changes up through and including “Guideline 2 – ANTENNAS”.
2. Discussion included written submissions by absent ARC Members Washburn, Ford, Bojanowski, McCauley-Redmond.
  - a. Washburn Comments
    - i. Discussion on frequency of periodic inspections
      1. At least once annually. Past notices indicated 30 days to respond, not 60. Attendees pointed out that a response is not a remediation.
    - ii. Discussion on variances, suggest to include “whys and wherefores”.
      1. Attendees pointed out that the “whys and wherefores” are already included in the guidelines and no change was made. Guidelines specifically reference “topography, hardship”, etc.
  - b. Ford Comments
    - i. Pg 3, IV. 2. – Suggested updating to one month due to monthly meetings.
      1. Cannot do so. If homeowner were to submit after deadline, the expired time would be about 36 days. Leaving at 60 days allows for the late submission to be reviewed at following meeting.
    - ii. Pg 4, V., 1a – suggested additions
      1. This was struck completely.
    - iii. Pg 5, Figure 1., (3) – Suggest limiting time to one week for homeowner to submit changes
      1. Discussed and changes made to this section
    - iv. Pg 6, 2., First Paragraph – suggest changing “control” to “review”
      1. This was struck completely.
    - v. Pg 6, 2., Third Paragraph – suggest adding language to specify time allowed to remediate violations.
      1. This was stuck completely
    - vi. Pg 7, 1.1 – Suggest to delete and renumber. Also

suggest allowing varying fences

1. Done
  2. Attendees pointed out that neighborhood already has varying fences. Also that requirement is that fences match. This does not mean “fences must be the same”.
- c. McCauley-Redmond Comments
- i. Pg 9, 1.5 – Suggest delete “stained” because it would require upkeep.
    1. Attendees pointed out that all fences require upkeep.
- d. Bojanowski Comments
- i. Suggest clarifying consequences of not following guidelines.
    1. Attendees pointed out that its clear the HOA can take legal action to compel compliance.
3. Appointed Deb Halla and Kim Wilson as Co-Managers of 2015 Neighborhood Walk Around.
  4. Determined next ARC meeting would be 3/17/2015 at 7:00pm.

Meeting Adjourned – 9:45