

**Architectural Review Board
HHP POA ARB Board Room
Meeting Minutes
September 22, 2022**

Board Present: Jordan Berliner, Chairman, Dale Strecker; Architect, JT Landreth, Don Schnackel, James Slavetskaskas, Patricia Smith, Jack Toti, Bob Zinn

Absent with notice: Brad Hix

Staff Present: Michele Chisolm

Call to Order: 8:00 AM

Minutes: Bob Zinn motioned to approve the ARB meeting minutes for August 25, 2022. Don Schnackel seconded the motion. The August 2022 Meeting Minutes were approved as amended.

Meeting Adjourned: Bob Zinn motioned to adjourn the ARB Meeting on September 22, 2022. Don Schnackel seconded the motion. The September ARB Meeting was adjourned at 09:00 am.

Submissions:

1. Lot 183 Crooked Pond Drive #42 Case: 7019
Cullen
Final Review: Submitted plans to add a screen porch addition in the rear and a two-car bonus room garage addition.

Comments from the Board:

- The side windows on the garage are too low. Push the window head to the garage ceiling.

2. Lot 10 Angel Wing Drive #3 Case: 8892
Guran
Concept Review: Submitted concept plans for New Construction of a single-family home with swimming pool. The concept plans were approved.

Comments from the Board:

- A3.1 & A3.2 shows a 3:12 roof pitch with shingled material. Any roof pitch less than 4:12 must be standing seam metal.
- A3.2 roof looks odd. The Board asks that you align the roof to meet at the ends.

The Board encourages the Owner to move forward with preliminary or final review. The final plans must be full working drawings with a site plan (1/8-inch scale), tree and topo survey, elevation drawings of all four (4) sides, culvert inert elevations, finish floor elevations, spot grade elevations, adjacent property elevations, roof plan, drainage plan, window schedules, structure details, cross section details, wall section details, electrical plans, exterior colors, and materials (color board), swimming pool plans, landscaping plan and all that applies. For swimming pool requirements, see ARB Guidelines Sections 3.3 and 4.24.

3. Lot 32 Arrow Wood Road #23 Case: 5566
Riff

Concept Review: Submitted plans to replace the existing garage with a room addition, add a new two-car garage, and add a swimming pool in the rear. The concept plans were approved. The concept drawing for the new driveway was not approved.

Comments from the Board:

- The driveway design has the appearance of too much concrete/pavers. It takes up too much of the front, and it may prove difficult to back out of the new garage.
- Submit an approval driveway design with your final plans.

The Board encourages you to move forward with preliminary plans or final review. If you chose to submit a final plan, it must be full working drawings with a site plan (1/8-inch scale), tree and topo survey (if applicable), elevation drawings of all four (4) sides, finish floor elevations, roof plan, structure details, cross section details, wall section details, electrical plans, exterior colors, swimming pool plans, landscaping plan if needed and all that applies.

For swimming pools, see ARB Guidelines Sections 3.3 and 4.24.

4. Lot 31 Parkwood Drive #13 Case: 7959
Protheroe

Concept Review: Submitted concept plans to add a front room addition, exercise studio on the right side, and screen porch addition in the rear. The concept plans were approved.

The Board encourages you to move forward with preliminary plans or final review and submit full size drawings. If you chose to submit a final plans, it must be full working drawings with a site plan (1/8-inch scale), tree and topo survey (if applicable), elevation drawings of all four (4) sides, culvert inert elevations if applicable, finish floor elevations, spot grade elevations if applicable, adjacent property elevations, roof plan, structure details, cross section details, wall section details, electrical plans, exterior colors, and materials (color board), landscaping plan if needed and all that applies.

5. Lot 79 Pelican Watch Way #5 Case: 7778
Betts

Final Review: Submitted plans to add a swimming pool with a pool barrier. The plans submitted were approved.

Comments from the Board:

- The pool barrier needs to continue straight and squared off to the foot wash.
- Homeowner or contractor needs to verify the name of the contractor who will install the pool equipment enclosure and pool barrier.

6. Lot 365 Gaspee Court #6 Case: 6939
Toma

Final Review: Submitted plans to install 35 solar panels on the left side and rear of the roof. All panels are black on black with anti-reflective coating. All conduits and wire runs will be enclosed within the attic where construction permits. Control boxes to be installed within the existing service yard. The plans submitted were denied.

Comments from the Board:

- The array of panels was not squared off.
- The site plan did not match the photos provided that showed skylights on the existing roof.

Discussion: The Board quickly discussed ARB Guidelines 2022 updates.

Administrative:

7. Lot 30 High Bluff Road #99	Stucco Replacement	Case: 6822
8. Lot 35 Old Fort Drive #49	Patio	Case: 8277
9. Lot 368 Gaspee Court #1	Window	Case: 6600
10. Lot 113 Hickory Nut Court #3	Windows	Case: 7561
11. Lot 209 Summer Breeze Court #2	Patio	Case: 6158
12. Lot 83 Virginia Rail Lane #24	Front Patio	Case: 8222
13. Lot 28 Myrtle Bank Road #10	Pool Replaster	Case: 8077
14. Lot 64 Rusty Rail Lane #19	Patio	Case: 7018
15. Lot 49 Wild Laurel Lane #16	Door design change	Case: 8081
16. Lot 186 Crooked Pond Drive #43	Antenna	Case: 7737
17. Lot 20 Edgewood Court #6	Deck extension	Case: 5811
18. Lot 7 Field Sparrow Road #32	Patio Pavers	Case: 7593
19. Lot 5 Bear Island Road #17	Landscape	Case: 8811
20. Lot 41 Parkwood Drive #33	Driveway	Case: 8371
21. Lot 327 Catalina Court #9	Driveway	Case: 8327

September Fees

Review Fees:	\$	3,700
Administrative Fees:	\$	725
Total Monthly Review Fees:	\$	4,400
Y.T.D.	\$	42,775
Monthly Tree Mitigation Fees:	\$	877
Y.T.D.	\$	5,877
Monthly Fines Collected:	\$	0
Fines Y.T.D.	\$	200

The next scheduled ARB Meeting will be October 27, 2022.