



May 23, 2011

Minutes - Meeting of the Architectural Control Committee (ACC)

Meeting Location: 415 East Shoreline Drive

Time: 6:00 pm

Call to order

Roll call

X	Kim Romaner, Chair
X	Lee Jones, member
X	Matt Lyons, member
X	Scott Gudith, member
X	Dan & Lynn Smith, owners
X	Matt McGee, builder

Legend X – present, P – participated by phone, blank – absent

Modification to Dan and Lynn Smith's Home Lot# 33

Discussion:

Plan calls for a chimney that is 4" to 6" beyond the 5' city setback. Matt McGee told us that in Hammond's Ferry that a 2'5" encroachment on a 5' setback is allowed for chimneys. This is okay with the City. Dan mentioned that the covenants have been broken many times in the community. For example, there's a living space above his garage, which is expressly forbidden in the covenants. Matt Lyon said no variation has been granted by the committee since inception; meaning since the responsibility for this has been passed to the new board.

Matt Lyon says a structure is a structure unless it is fence. Matt McGee says he can check with the draftsman to see if he can pull the chimney in. I asked him to please check.

The issue is the whole house violates the covenants. The house itself is beyond the 10' setback on the side. Dan Smith said they want a wood burning fireplace. Matt McGee said he has never built a fireplace with less than 2'. Lee Jones put forward a motion to review the plan. Dan Smith said the chimney is an enhancement to the property value. Lynn Smith said when they put the house on the market the kitchen killed the sale because it was too small.

After more discussion, the Chair (Kim Romaner) asked for a motion. Dan Smith pointed out that the committee is supposed to make decisions based on aesthetics/view. This is written in the covenants.



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Scott Gudith put forth a motion to approve the change. Matt Lyon abstained from voting for this motion.

A new motion put forward is that the committee request that Matt determine how far into the 5' setback the chimney goes since it is not expressly stated on the plan. Committee also asked him to look into modifying the plan so the chimney will not stick out and to provide the city code which allows the encroachment on their setback.

This motion passed unanimously.

The committee encouraged the developer to submit plans according to the covenants.

Siteplan for Jeremy Johnson Lot# 70

Discussion:

- Modified plan improved the rear setback by 5'. The committee offers a variance of 2.5' as per other lots on the spillway that are not directly facing golf course.
- Motion put forth to approve plan as is.
- This motion passed unanimously.

Charles Allen Lot# 62

Discussion:

- Motion put forth to deny plan based on covered porch encroaching on 25' setback by 6'.
- Motion passed unanimously.
- Motion put forth to request actual color samples.
- Motion passed unanimously.

Review exterior colors Jimmy Garren Lot#61

- Motion put forth to approve exterior materials as submitted.
- Motion passed unanimously.



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General Issues/Discussions

- Issue raised regarding mowing properties in the neighborhood. 452 E Shoreline Dr. and Lot #66. Committee requests board to mow lawns of these properties and issue lean against these properties.
- Scott Gudith offered to fix mailboxes and requested board/HOA to purchase an extra mailbox. Reason for recommendation is that while a mailbox is down being fixed, mail cannot be delivered to a box that is not up and on a post.
- Lot #68 is staked out and we need to find out from the owner why. Address is 137 Riverclub Ln. Chair agreed to follow up with Sherry Barnes/owner.
- Committee raised the issue of parking on both sides of street, which causes blocked access and is an issue for emergency responders. The committee requests the board to address.
- Committee requested board consider funding a block party.