

ARB Meeting

April 16, 2015

6:00 PM

Attendees: Sherry Davis, Patty Stanley, Mat Bottoms

Patty Stanley submitted plans for modifications to her existing landscaping. The changes were consistent with other homes. The vote was held pending quorum since Patty could not vote on her own project.

The Hutcherson (Lot 2) fire pit submission was approved.

The Hutcherson (Lot 2) hot tub plan was approved.

The Hutcherson (Lot 2) gazebo and rails for the dock was approved.

The Hutcherson (Lot 2) resubmission of the landscape design was approved with additional vegetation added to the southern elevation.

Jo Ann Mangum, local realtor submitted questions for a potential buyer. Fences can be erected on lots that do not have neighbors behind their lots (primarily Phase 5). Detached garages are permissible in Phase 5 as long as they are located behind the residences.

The ARB discussed a regular meeting schedule. It was determined that the committee will meet on the second Thursday of each month if there is business to conduct.

After careful reading of the ARB guidelines and covenants, it was determined that there are conflicting statements in the documents. The ARB will place this on the agenda to merge the conflicting statements for better clarification for potential homeowners. Resubmittal of plans will be discussed to determine if additional ARB fees are necessary.

Langemann submittals: Submitted two additional renditions of homes that were similar to the other plans. Plan 2 (the one that was not approved) has been reworked to better meet ARB guidelines. Adding square footage to the first floor will make the house comparable to the other residences and is the intent of the builder and the Langemanns at this time. The exterior will be modified to show heated space as 1600 sq ft minimum and a window will be added to the front of the home. The plans will be drawn and resubmitted.

Meeting adjourned at 7:45.