



Stanton Landing Architectural Review Board
225 Gatsey Lane
Beaufort, NC 28516

Minutes meeting June 27, 2007

Meeting held at Ollie Dixon's home.

Present:

Ollie Dixon
Sylvia Hossfeld
Paul Pisano
Frank Provyn

1- Setbacks

Ollie Dixon obtained detailed maps of the subdivision so that we can determine setbacks for Phase 3A & B.

Setback measurements will be made from the edge of Gatsey Lane (including the 15 foot easement), to the front corner of the structure. The setbacks will vary between 100-115 feet, following the line of the road. Homes on lots 41-56 will be set square to the road, homes from 57 and up will be placed parallel to the road, following the curve in the road. The setback for lots 63 & 64 will be 70 -76 feet due to depth.

2- Construction Bond

The ARB discussed asking the SLOPA Board to consider establishing a Construction Bond.

The purpose of this bond would be to ensure that worksites are kept up in a neat, clean and orderly manner, and that streets, adjacent lots, right of ways, drainage swales or any other common areas that are damaged are all returned to their original condition which could include regrading and reseeding.

The bond would be refundable at the end of construction if there were no remaining issues to be addressed and the workplace was in compliance throughout the building process.

The board and the ARB would have the right to use any portion of the bond necessary to enforce site maintenance as needed, or compliance with ARB standards, to include meeting construction deadlines.

In the event there were any unresolved issues at the completion of the project, the entire balance of the bond would be retained until all items are corrected.

The Construction Bond would be due to the ARB before the ARB releases approval of submitted home plans, and would be returned when the CO was obtained, again provided no issues remain. Our suggestion for the amount of the proposed bond would be a minimum amount of \$2500.

The thought process is that we have all had our share of picking up construction trash, having drainage back ups due to the right of way being rutted, living with toilet houses overturned or just remaining on site well after needed, and the like. Our road is in a delicate state, and heavy equipment is often used with little care. The board has worked hard to get the neighborhood into compliance with lot maintenance, and the neighborhood looks great. The thought is that a bond would help to keep it so.

3- Letter to homeowner landscape compliance

Discussion of sending out a letter requesting compliance on installation of landscaping was discussed, and letter drafted. All members in agreement that compliance overdue.

4-Additional ARB members

ARB will request at the next SLPOA board meeting, finding more ARB members to fill vacant spots.

5-Landscape

At SLOPA board meeting question came up about when a homeowner should be required to contact the ARB regarding any additional plantings. SLOPA board discussed should it be a dollar amount?

ARB discussed this issue and felt that heights of plantings and possible intrusion on a neighbors view should be the consideration, particularly on the waterfront lots. Items that will mature to a height greater than 3 feet will require ARB approval and are not recommended.

6- Buffer Zone?

For future discussion, the buffer zone behind Phase 3A & B why is it there, do we need it?