



**Waterford Lakes Community Association
Architectural Review Committee Minutes
June 14, 2022**

1. Call to Order: 6:45pm by chair
2. Quorum Established: Mark Coleman (chair), Beatress Little
3. Proof of Notice: WLCA Website & posted on property
4. Minutes from May 31, 2022 meeting:
 - a. Motion to approve: Beatress Little, Second: Mark Coleman
 - b. Vote 2/0 - motion carried
5. Adoption of agenda: Approved as written
6. Special Guests: Becky Black, Alexandria Zook, Dennis Horazak, Jason Frank (prospective ARC member)
7. Old Business:
 - a. Homeowners from 12430 Harney Drive were present to discuss the reasons for tabling their ARA submission regarding the replacement and expansion of a barrier-like structure on the side of their property to hide the A/C unit, domestic water treatment/pump equipment, and recycling/trash cans.
8. New Business:
 - a. The ARC is seeking new members to join- please spread the word!
 - i. Jason Frank attended the meeting and expressed an interest in joining the ARC
 - ii. Kari Ziegler expressed an interest via email to join the ARC and/or ARC Guidelines Committee(s)
 - iii. Board of Directors to review and vote on appointments to the ARC/ARC Guidelines Committee(s) at a future meeting.
 - b. ARAs reviewed: 9, Approved: 7, Disapproved: 1, Tabled: 1
 - i. Tabled a landscaping submission to provide the homeowners time to submit a drawing showing the placement of proposed bushes, etc.
 - c. Feedback for ARC Guidelines Committee:
 - i. Recommend adding a definition of what is considered a "fence" in the ARC Rules and Regulation for Fences document. There does not appear to be anything that defines this currently in the document, only what a "hedge" and "woody plant" is.
 1. The definition should be something similar to "A barrier, railing, or other upright structure, located outside the main dwelling, enclosing an area of ground to hide the contents within, mark a boundary, control access, or prevent escape."
 - ii. Recommend amending the current ARC Rules and Regulation for Fences document to include exceptions related to fencing panels used to enclose trash

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cans and exterior fixtures such as water treatment, filtration, and pumping equipment, storage tanks, and air conditioning equipment.

1. This is a major concern for many homeowners wanting to comply with both local HOA and WLCA rules for such items.
 2. Possible exceptions may include:
 - a. Allowing height to be between 4-6ft instead of the current 6ft. mandate
 - b. Allowing exceptions to the setback requirements (currently 10ft. and 5ft.) to allow termination closer to the front of the home.
9. Next meeting: June 21, 2022 at WLCA Main Office
10. Meeting adjourned 8:45pm by chair



6/21/22



**Waterford Lakes Community Association
Architectural Review Committee Minutes
June 21, 2022**

1. Call to Order: 6:35pm by chair
2. Quorum Established: Mark Coleman (chair), Beatress Little
3. Proof of Notice: WLCA Website & posted on property
4. Minutes from June 14, 2022 meeting:
 - a. Motion to approve: Beatress Little, Second: Mark Coleman
 - b. Vote 2/0 - motion carried
5. Adoption of agenda: Approved as written
6. Special Guests: Ken Zook, Alexandria Zook, Reggie Shribbs, Jason Frank (prospective ARC member)
7. Old Business:
 - a. Tabled application from 12843 Lower River Blvd was reviewed and approved
8. New Business:
 - a. The ARC is seeking new members to join- please spread the word!
 - i. Board will vote on Jason's appointment on June 27, 2022
 - b. ARAs reviewed: 7 Approved: 4 Disapproved: 3 Tabled: 0
 - c. Feedback for ARC Guidelines Committee:
 - i. There are new fence styles such as one with steel posts, top and bottom rails with horizontal wood slats that looks very nice but cannot be sloped when located on a waterfront lot.
 - ii. May also need to consider whether an abrupt transition is acceptable (stepped look, no slope) between 6' and 4' for waterfront lots. May not be aesthetically pleasing.
 - iii. Chain gutters are a new style of gutter that homeowners may be considering- may need to alter guidelines to address this new style.
 - iv. Need to clarify what is meant in the "ARC Rules and Regulations for House Colors" document by the following:
 1. 18. All garage door window inserts must be painted the same color as the garage door.
 2. Maybe should indicate that it's about the frame and grids.
 - v. Current rules do not clearly cover permanent sporting equipment located in the front yard such as basketball hoops. They sort of fall under "non-living objects" under the landscaping rules, but it's a bit of a stretch and not very clear.
 - d. Ken Zook recommended looking into ARC process improvements, such as:
 - i. Requiring proof of a city/county permit (for those submissions that would need one) as part of the ARC submission

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- ii. Requiring deposits from homeowners when the work will affect common properties (in case they do not restore it to its previous state)
- iii. Possibly having a WLCA Permit document that would be required to be displayed by the homeowner in the front window (similar to a city/county permit)

9. Next meeting: June 28, 2022 at WLCA Main Office

10. Meeting adjourned 8:25pm by chair

BL 7/5/22