

## **Architectural Control Committee (ACC) Project Request Report**

The September 13<sup>th</sup> monthly ACC Project Request meeting was called to order at 6:30 pm by Tom Majcen.

**CKS/E Board/ACC members present:** Tom Majcen, Gary Englebright, Lisabeth Smith, Loreen Hannan and Becky Englebright.

**Residents present:** Carol Johnson, John Works, Mike Aragon, Tyler Paige, Bernie Sebastian, Patty Reuss, Anders Frederiksen, Rick Faw, Bill Kacena, Tracey Chizlett, Mary Beth Lagerborg, Rebecca Thompson, Ernie Rose, Kathy Hofstra, Brian Carlin, Coretta Jean Henry-Carlin, Herb McChrystal and Kristi Zakrzewski.

### **Project requests approved by email vote since last meeting:**

1. S. Quay Ct. – Patio roof addition.
  2. W. Alder Ave. – Replace roofing with approved material.
  3. S. Saulsbury Way – Repaint house.
- All were approved unanimously.

### **Project requests pending resolution:**

1. S. Saulsbury Ct./S. Teller Ct. – Replace common fence between properties. Need more information.
2. S. Vance Ct. – Replace roofing with approved material. Need more information.
3. W. Walden Pl. – Build new shed. On hold until design changes can be made to meet the Covenants.

### **Project requests approved during the meeting:**

1. W. Friend Ave. – Repaint house with existing colors. Samples included.
  2. W. Friend Ave. – Re-roof house with approved material.
  3. W. Alder Ave. – Re-roof house with approved material.
  4. S. Webster St. – Replace existing six-foot cedar gate.
  5. S. Vance St. – Re-roof house with approved material.
  6. W. Clifton Ave. – Replace all windows.
  7. S. Webster Ct. – Repaint and fix trim wood.
- All were approved unanimously.

### **Administrative Matters:**

1. A homeowner asked if there was a standard description for the upkeep of houses and yards anywhere in the Covenants or Rules and Regulations. Board response: For yards, there are a large number of varied types of landscaping schemes in our neighborhood that involve a combination of rocks, grasses, shrubs, astro turf and other landscaping materials. With this in mind, it is not possible to have a detailed policy that covers all of the possible landscaping choices. Needless to say, the goal is to have a neat and tidy yard without weeds, trash, untrimmed shrubs, dead and dying trees, etc. Houses should not present an unsightly appearance by having such things as weathered siding, deteriorating trim wood, obviously in need of a paint job, broken windows, loose or sagging boards, etc.
2. A homeowner asked if there needs to be a legal definition of the term “nuisance” used in the Rules and Regulations. Board response: The wording of the Rules and Regulations were approved by the HOA lawyer.
3. A homeowner complained about a fence that has still not been fixed and wanted to know if a covenant violation had been opened on the homeowner. Board response: There was no violation

opened since the homeowner in question contacted the Board immediately with a plan to fix the fence.

The Project Request meeting was adjourned at 6:43 pm.

**- Becky Englebright, Secretary**