

COWELL HOMEOWNERS ASSOCIATION
ARCHITECTURAL COMMITTEE MEETING
February 18, 2016

MINUTES

Present: S. Cardoza, R. Norton, E. Ko, M. Montany-Campbell, S. Thiru, B. Collins

Absent: T. Wright

Also Present: P. Magee, Collins Management

1. CALL TO ORDER at 6:34 pm.

2. Hearings

The Hearing List that will go to the Board for approval of Fines is attached to these Minutes.

3. Approve Minutes of January 14, 2016

It was moved and seconded (M. Montany-Campbell/B. Collins) to approve the Minutes of January 14, 2016. Motion carried.

4. Applications

- i. Account # 81839 - It was moved and seconded (M. Montany-Campbell /S.Thiru) to approve an application to remove the front lawn and replace with drought-tolerant plantings and rocks. Motion carried.
- ii. Account # 81932 - It was moved and seconded (M. Montany-Campbell /R. Norton) to approve an application to paint the house Kelley-Moore Labyrinth Walk and Belgian Waffle. Motion carried.
- iii. Account# 81147 - It was moved and seconded (R. Norton/B. Collins) to approve an application to replace the landscaping with rocks, retaining wall, mound and plants. Motion carried.
- iv. Account # 81011 - It was moved and seconded (R. Norton/S. Thiru) to approve an application to remove a palm tree in the front. Motion carried.
- v. Account # 81634 - It was moved and seconded (E. Ko/B. Collins) to approve an application to replace remove a tree and install solar panels. Motion carried.
- vi. Account # 81954 – It was Pre-approved to paint the house Kelley-Moore Graystone and Loam.
- vii. Account #81588 - It was Pre-approved to install solar panels.
- viii. Account #81732 - It was Pre-approved to install solar panels.

5. Sheds It was moved and seconded (B. Collins/R. Norton) to approve recommending that the Board approve the following Rule regarding sheds:

All Freestanding Structures

Any freestanding structure visible from neighbors' property, roadways or common areas (examples include tool sheds, playhouses, swing sets) needs approval of the Architectural Committee. All building codes must be followed. Generally, such equipment must be placed in rear yards. All elements of the equipment must be within the homeowner's lot boundaries. The impact to neighboring homes needs to be considered.

Sheds that are visible from the Common Area or the streets that are seven feet tall or two feet over the top of the fence, whichever is lower, are allowed so long as they receive Architectural Approval, are in keeping with the association approved colors, match the house and are well maintained. This includes but is not limited to structurally sound, matched materials and limited visibility from Common Area and streets.

Violation notices will be addressed for but not limited to the following: sheds that are in poor condition and/or in need of new paint; such as peeling; cracked; faded; rusty; falling apart; mismatched materials constructed to create a shed; bright colors not in keeping with association approved colors or not matching the house and visible from Common Area and streets.

Motion carried.

6. Adjournment

It was moved and seconded (R. Norton/B. Collins) to adjourn at 9:05pm. Motion carried. Next meeting is March 10, at 6:30 PM.

Signature

Date