

# COWELL HOMEOWNERS ASSOCIATION, INC.

Architectural Committee Meeting • Thursday, March 18<sup>th</sup>, 2021

## COMMITTEE MEETING MINUTES

---

<b>Members Present</b>	Ken Dixon	Committee Chairman
	Stephen Bath	Committee Member
	Tim Delony	Committee Member
	Doug Espland	Committee Member
	Koki Ichiroku	Committee Member
	Michael Liebe	Committee Member
	Barbara Whysong	Committee Member

**Others in Attendance** Bill Mazza of Common Interest Management Services

**Meeting Location** Teleconference

---

### CALL TO ORDER

The meeting was called to order at 6:06pm. It was determined that a quorum was present.

### MINUTES FROM THE PREVIOUS MEETING

A motion was made and seconded to approve the minutes from the February 18<sup>th</sup>, 2021 Architectural Committee meeting. **The motion carried.** Committee member Espland abstained as he was not present for this February meeting.

### OPEN APPLICATIONS

#### **4482 Leatherwood Ct: Front Yard Walkway & Retaining Wall**

A motion was made and seconded to approve the Architectural Application for 4482 Leatherwood Ct. **The motion carried unanimously.**

#### **4414 Marsh Elder Ct: Exterior Paint & Gutters**

A motion was made and seconded to approve the Architectural Application for 4414 Marsh Elder Ct. **The motion carried unanimously.**

#### **4407 Marsh Elder Ct: Above Ground Pool**

A motion was made and seconded to approve the Architectural Application for 4407 Marsh Elder Ct provided the installation complies with all local and state guidelines and government codes. **The motion carried unanimously.**

#### **4407 Marsh Elder Ct: Swing Set**

A motion was made and seconded to approve the Architectural Application for 4407 Marsh Elder Ct. **The motion carried unanimously.**

#### **4410 Smoke Tree Ct: Paver & Walkway Installation**

A motion was made and seconded to approve the Architectural Application for 4410 Smoke Tree Ct. **The motion carried unanimously.**

#### **4475 River Ash Ct: Front Yard Fence**

A motion was made and seconded to approve the Architectural Application for 4475 River Ash Ct provided the fence material is either redwood or cedar as required by the Association's Rules. **The motion carried unanimously.**

#### **4421 Shellbark Ct: Tesla Solar Roof**

Director Dixon recused himself from the discussion as his son is an employee of Tesla. The Committee

discussed the impact of solar roofs (like those manufactured by Tesla) on the community, with consideration for overall aesthetic harmony and influence on property values, since this style of roof is quite unique in character and differs significantly from most roofing material found throughout the Association. After discussion and a consideration of all information available, a motion was made and seconded to deny the application and request the following additional information be submitted to the Committee for reconsideration:

- Provide a nearby location where this roofing material can be inspected in person
- Confirm the maintenance requirements and expectations for this style of roof, to ensure that the panels/tiles remain clean and attractive
- Confirm the location and details of all peripheral equipment
- Confirm the thickness of the roof tiles

**The motion carried.** Director Dixon abstained from the vote.

PRE-APPROVED APPLICATIONS

**4394 N. Spoonwood Ct: Artificial Turf**

Application approved by General Manager as it fell within the pre-approved guidelines.

**4406 Catalpa Ct: Roof Replacement**

Application approved by General Manager as it fell within the pre-approved guidelines.

**4422 Spoonwood Ct: Exterior Paint**

Application approved by General Manager as it fell within the pre-approved guidelines.

**4427 Striped Maple Ct: Roof Replacement**

Application approved by General Manager as it fell within the pre-approved guidelines.

**4479 Snowberry Ct: Exterior Paint**

Application approved by General Manager as it fell within the pre-approved guidelines.

MOTION TO ADJOURN

There being no further business and no objections, a motion was unanimously carried to adjourn the meeting at 7:37pm.

COMMITTEE CERTIFICATION

I do hereby certify that the foregoing is a true and correct copy of the Minutes of the Cowell Homeowners Association, Inc. Architectural Committee meeting as approved by the attending Committee Members:

Ken Dixon  
Member's Name

Ken Dixon  
Signature

Chairman  
Position / Title

10-29-21  
Date