

COWELL HOMEOWNERS ASSOCIATION, INC.

Architectural Committee Meeting • Thursday, April 15th, 2021

COMMITTEE MEETING MINUTES

Members Present	Ken Dixon	Committee Chairman
	Stephen Bath	Committee Member
	Tim Delony	Committee Member
	Doug Espland	Committee Member
	Koki Ichiroku	Committee Member
	Michael Liebe	Committee Member
	Dave Stelter	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 6:05pm. 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 March 18th, 2021 Architectural Committee meeting. **The motion carried unanimously.**

OPEN APPLICATIONS

4395 N. Striped Maple Ct: Front Yard Hardscape

A motion was made and seconded to approve the Architectural Application for 4395 N. Striped Maple Ct. **The motion carried unanimously.**

PRE-APPROVED APPLICATIONS

4492 Sheepberry Ct: Solar Panels

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

4395 N. Striped Maple Ct: Exterior Paint

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

4403 Indigo Ct: Roof Replacement

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

4490 Pitch Pine Ct: Exterior Paint

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

Committee Member Espland joined at this point in the meeting.

DISCUSSION ITEMS

Exterior Paint Colors Policy Draft

The Committee review a draft copy of the updated *Exterior Paint Colors Policy*. A motion was made and seconded to approve the *Exterior Paint Colors Policy* as presented with one minor change to the language regarding front door paint colors, to clarify that painting the front door is not required. **The motion carried unanimously.**

The full *Exterior Paint Colors Policy* has been appended to these minutes. Colors on any architectural application that may have initially fell outside of the pre-approved guidelines for exterior paint that are

reviewed and approved by the Architectural Committee will be subsequently added to the list of approved colors on the *Exterior Paint Colors Policy*, which will be maintained by the General Manager.

Tesla Solar Roof Discussion

The Committee discussed proactive options for dealing with solar roofs (such as the Tesla Solar Roof), including how to communicate with the Board and obtain Board feedback. The Committee indicated that it would like language regarding solar roofs included in the upcoming *Signal*. The Committee would also like to let the Board know about the recent Committee discussions around solar roofs at the April 22nd Board meeting.

MOTION TO ADJOURN

There being no further business and no objections, a motion was unanimously carried to adjourn the meeting at 7:09pm.

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

K. W. Dixon
Signature

Chairman
Position / Title

10-29-21
Date

Architectural Committee Policy: Exterior Paint Colors

Approved at the April 15th, 2021 Architectural Committee Meeting

BACKGROUND

The intent of this document is to provide all owners with clear, straightforward information on how the Association is involved and what process should be followed when owners wish to repaint the exterior of their residence.

APPROVAL PROCESS

Article IX, Section 1 of the Association's CC&Rs specifically require that all owners obtain approval from the Association prior to any modification, change, or alteration to the Residence. This requirement extends to owners who wish to repaint the exterior of their residence.

The Architectural Committee is responsible to review these requests from homeowners who wish to make modifications or additions to their property. This Committee is made up of unpaid volunteer homeowners who meet monthly to review applications submitted by your neighbors. Nearly all applications are processed and decided on by the Architectural Committee. In rare instances, the Committee will defer a decision to the Board of Directors, whose decision is then final. Additionally, applications that are denied by the Architectural Committee can be appealed to the Board of Directors for reconsideration.

Although the Governing Documents require owners to obtain approval when repainting their residence, the Association does not want to make the process more difficult than it needs to be. Repainting is usually a large, expensive project, and the intent of this document is to simplify the process whenever the HOA needs to be involved.

The General Manager has been authorized by the Architectural Committee to approve applications that meet the requirements and guidelines detailed in this document, meaning many applications for repainting can be approved by the General Manager upon receipt on behalf of the Architectural Committee.

REPAINTING WITH LIKE OR EXISTING COLORS

Owners wishing to repaint the exterior of their residence using like-for-like or attempting to match existing colors are **not** required to obtain approval from the Association. Approval is only required for owners who are proposing to repaint using different colors from what had been previously used.

PRE-APPROVED PAINT COLORS

The following pages contain a list of pre-approved paint colors (separated by base and trim) and as well as popular color schemes that owners may select from or use as a guide when repainting their residence. These colors have been collected from applications that were approved by the Architectural Committee over the last few years. The Association was also provided with recommended colors and color schemes that were created by a representative of Kelly Moore following a discussion with the General Manager and an inspection of the community.

Applications for exterior painting using a pre-approved paint color from this document, **or any color that closely resembles those listed in this document**, can be approved by the General Manager on behalf of the Architectural Committee upon receipt.

The examples of color schemes found in this document are from specific manufacturers like Kelly Moore, Sherwin Williams, and Benjamin Moore. **You are not limited to the specific manufacturers or exact colors in this document when picking from the Association's pre-approved colors;** closely matching or similar colors from other manufacturers can also be approved by the General Manager upon receipt.

COWELL HOMEOWNERS ASSOCIATION, INC.

4498 Lawson Ct • 925-687-9961 • businessoffice@walnutcountry.com • www.walnutcountry.com

For example, if you like the general look of Kelly Moore's *Swiss Coffee* color but would like to instead use a Benjamin Moore paint that might not be identical but is similar in character, that can be approved by the General Manager. **In general, if a proposed color scheme closely resembles colors on this pre-approved list, it can be approved by the General Manager.** It does not have to be an exact match.

USING COLORS THAT ARE NOT PRE-APPROVED

Owners are not required to use a pre-approved color – however these pre-approved colors and schemes have been selected due to their pleasing aesthetics and harmonious consistency with the rest of the community. Owners who wish to repaint using colors that fall outside of the pre-approved colors will need to submit an Architectural Application that will be reviewed by the Architectural Committee at their next regularly scheduled meeting. Please note that the Architectural Committee's primary focus when reviewing applications is aesthetics, or harmony of external design in relation to the rest of the Association. The Architectural Committee has every right to deny an application if it does not believe the proposed design complies with the community's aesthetic guidelines and expectations.

BASE & TRIM COLORS – GENERALLY

Each residence is required to have a base color and at least one trim color, per the Rules & Regulations. Generally, it is recommended that the trim color be distinct from the base color. Many residences utilize a trim which contrasts the base - for example, if using a lighter base, a darker trim is often – but not always – used, and vice versa. Applications where the proposed trim color too closely resembles the base color will likely not be considered for pre-approval by the General Manager, but will instead be submitted to the Architectural Committee for review at the General Manager's discretion.

FRONT DOORS

If repainting the front door, owners are not required to obtain approval from the Association when selecting the color of the front door, provided that it is generally in keeping with the harmony of external design in relation to the rest of the Association and is similar in character to any of the pre-approved colors listed in this document.

CONSIDERATION FOR APPROVAL

Even if utilizing a pre-approved color, owners must submit an Architectural Application to the General Manager for review. A copy of an Architectural Application can be found on the Association's website at www.walnutcountry.com. Owners can also reach out to the General Manager by phone at 925-687-9961 or by email at businessoffice@walnutcountry.com and request a PDF copy, or obtain a physical copy from the Business Office at 4498 Lawson Court during normal business hours.

ADDENDUM

The following pages contain digital representations of colors from manufacturers like Kelly Moore, Behr, and Sherwin-Williams. These colors may look different from device to device. **We strongly recommend that you visit your local paint store and obtain a sample of the color first before making a decision, as it might not match what you see in this document.** This document is not a substitute for owners performing their own research and due diligence when considering a major repainting project.

PRE-APPROVED BASE COLORS

Below is a table of all specific pre-approved base colors. Note that you are not limited to these manufacturers or these exact colors for the application to be considered pre-approved. Closely matching or similar colors, including those from other manufacturers, can be approved by the General Manager upon receipt on behalf of the Architectural Committee. In general, if the colors that an owner is proposing closely resemble something on this pre-approved list, the application can be approved by the General Manager.

Whites, Browns, & Greens

<i>Kelly Moore Swiss Coffee (23)</i>
<i>Sherwin-Williams Marshmallow (SW701)</i>
<i>Kelly Moore Frost (23)</i>
<i>Kelly Moore Antique White (49)</i>
<i>Kelly Moore Navajo White (36)</i>
<i>Kelly Moore Bone (27)</i>
<i>Sherwin-Williams Sand Dollar (SW6099)</i>
<i>Kelly Moore Doeskin (202)</i>
<i>Kelly Moore Mission Tan (302)</i>
<i>Kelly Moore Spanish Sand (231)</i>
<i>Kelly Moore Meringue Tips (KM5694)</i>
<i>Kelly Moore Graystone (230)</i>
<i>Kelly Moore Oakwood (301)</i>
<i>Kelly Moore Sand Pebble (171)</i>
<i>Kelly Moore Toscana (232)</i>
<i>Kelly Moore Cargo (412)</i>
<i>Kelly Moore Nature Spirits (KM5752)</i>
<i>Behr Milkweed Pod (S380-5)</i>
<i>Kelly Moore Mount Tam (KM5750)</i>

Grays & Blues

<i>Kelly Moore Malibu Beige (216)</i>
<i>Kelly Moore Sequoia Fog (KM4935)</i>
<i>Kelly Moore Evening Dove (KM4788)</i>
<i>Benjamin Moore Finnie Gray (CW-55)</i>
<i>Kelly Moore Gray Dolphin (KM4914)</i>
<i>Kelly Moore San Francisco Fog (KM5822)</i>
<i>Kelly Moore Mud Pots (KM4900)</i>
<i>Kelly Moore Plymouth Gray (178)</i>
<i>Kelly Moore City Tower (KM5823)</i>
<i>Sherwin-Williams Summit Gray (7669)</i>
<i>Kelly Moore Big Band (KM5828)</i>
<i>Kelly Moore Greige (KM5767)</i>
<i>Kelly Moore Granite Cliff (KM3933-2)</i>
<i>Kelly Moore Tranquil Taupe (KM5788)</i>
<i>Kelly Moore Ironwood (305)</i>
<i>Kelly Moore Stonegate (304)</i>
<i>Benjamin Moore Kingsport Gray (HC-86)</i>
<i>Kelly Moore Tahoe Snow (KMW62)</i>
<i>Benjamin Moore Wythe Blue (HC-132)</i>

PRE-APPROVED TRIM COLORS

Below is a table of specific pre-approved trim colors to be selected for use along with a base color. Note that you are not limited to these manufacturers or these exact colors for the application to be considered pre-approved. Closely matching or similar colors, including those from other manufacturers, can be approved by the General Manager upon receipt on behalf of the Architectural Committee. In general, if the colors that an owner is proposing closely resemble something on this pre-approved list, the application can be approved by the General Manager.

Whites/Creams

Kelly Moore Whitest White (KMW43)

Behr Ultra Pure White (1850)

Benjamin Moore Super White (PM-1)

Sherwin-Williams Extra White (SW7006)

Kelly Moore Swiss Coffee (23)

Sherwin-Williams Marshmallow (SW701)

Kelly Moore Frost (14)

Benjamin Moore Timid White (OC-39)

Kelly Moore Antique White (49)

Kelly Moore Adobe White (HLS4201)

Kelly Moore Navajo White (36)

Kelly Moore Bone (27)

Kelly Moore Urban Bird (KM4584)

Kelly Moore Rotunda White (KM5819)

Kelly Moore Lover's Hideaway (KM4585)

Benjamin Moore Wind's Breath (OC-24)

Beiges, Tans, & Browns

Kelly Moore Snip of Tannin (41)

Sherwin-Williams Sand Dollar (SW6099)

Kelly Moore Doeskin (202)

Kelly Moore Mission Tan (302)

Kelly Moore Spanish Sand (231)

Kelly Moore Meringue Tips (KM5694)

Kelly Moore Graystone (230)

Kelly Moore Oakwood (301)

Kelly Moore Sand Pebble (171)

Kelly Moore Toscana (232)

Kelly Moore Cargo (412)

Kelly Moore Loam (no longer in production)

Kelly Moore Buckingham Palace (HLS4225)

Kelly Moore Dancing Dogs (KM4498)

Kelly Moore Beaver Pelt (KM4582)

Kelly Moore Oxford Brown (417)

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Grays

<i>Kelly Moore Gray Dolphin (KM4914)</i>
<i>Kelly Moore San Francisco Fog (KM5822)</i>
<i>Kelly Moore Mud Pots (KM4900)</i>
<i>Kelly Moore Plymouth Gray (178)</i>
<i>Kelly Moore City Tower (KM5823)</i>
<i>Kelly Moore Cave Painting (KM4894)</i>
<i>Kelly Moore Winter's Park (KM5824)</i>
<i>Sherwin-Williams Summit Gray (7669)</i>
<i>Kelly Moore Not My Fault (KM5825)</i>
<i>Kelly Moore Sandpiper Cove (KM5821)</i>
<i>Kelly Moore Volcanic Rock (KM5826)</i>
<i>Kelly Moore Titanium Gray (KM4882)</i>
<i>Kelly Moore Lamp Post (KMA82)</i>
<i>Kelly Moore After Midnight (KM4890)</i>
<i>Kelly Moore Stiletto (KMA87)</i>

Gray-Brown

<i>Kelly Moore Greybeard (KM4940)</i>
<i>Kelly Moore Malibu Beige (216)</i>
<i>Kelly Moore Sequoia Fog (KM4935)</i>
<i>Kelly Moore Evening Dove (KM4788)</i>
<i>Benjamin Moore Finnie Gray (CW-55)</i>
<i>Kelly Moore Big Band (KM5828)</i>
<i>Kelly Moore Greige (KM5767)</i>
<i>Kelly Moore Granite Cliff (KM3933-2)</i>
<i>Kelly Moore Tranquil Taupe (KM5788)</i>
<i>Kelly Moore Northpointe (KM5791)</i>
<i>Kelly Moore Ironwood (305)</i>
<i>Kelly Moore Stonegate (304)</i>
<i>Benjamin Moore Kingsport Gray (HC-86)</i>

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Greens

Kelly Moore Nature Spirits (KM5752)

Behr Milkweed Pod (S380-5)

Kelly Moore Farmer's Market (KM5757)

Kelly Moore Stratford Sage (HLS4219)

Kelly Moore Hanover Pewter (HLS4259)

Kelly Moore Mount Tam (KM5750)

Kelly Moore Sugar Pine (KM5747)

Teals

Benjamin Moore Wythe Blue (1642)

Benjamin Moore Covington Blue (HC-138)

Benjamin Moore Waterbury Green (HC-136)

Kelly Moore Riviera (no longer in production)

Blues

Benjamin Moore Cape Blue (1642)

Sears Victorian Blue (no longer in production)

Sears Plymouth Blue (no longer in production)

Kelly Moore Rolling Sea (KM5807)

Kelly Moore Ruskin Blue (HLS4270)

Kelly Moore Steiglitz Fog (HLS4227)

Kelly Moore Dark Secret (KM5002)

Kelly Moore Country Sky (KMA78)

Kelly Moore Lights Out (KMA79)

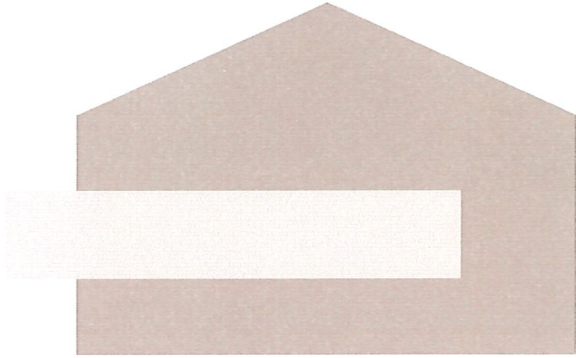
Dark Red/Wines

Kelly Moore Sequoia Redwood (159)

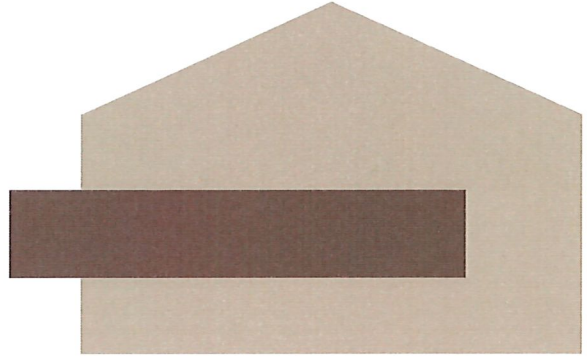
Kelly Moore Victoria Red (HLS4234)

Kelly Moore Fruit Yard (KMA49)

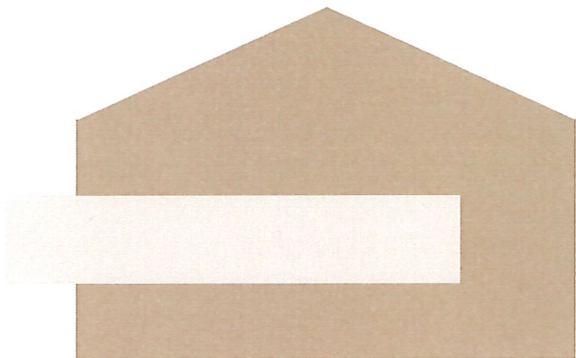
POPULAR PRE-APPROVED PAINT SCHEMES



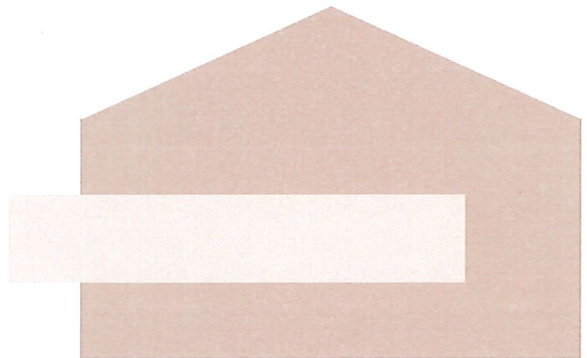
Manufacturer: *Kelly Moore*
Base: Malibu Beige | **Trim:** Swiss Coffee
Visible at 4420 Catalpa Ct



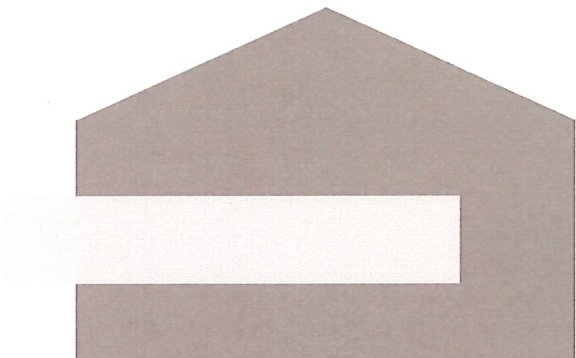
Manufacturer: *Kelly Moore*
Base: Graystone | **Trim:** Loam
Visible at 4499 Sweetbriar Ct



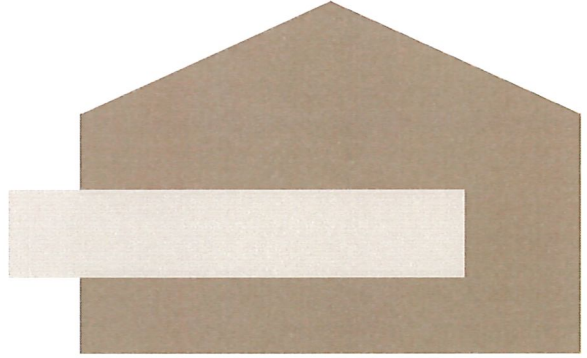
Manufacturer: *Kelly Moore*
Base: Spanish Sand | **Trim:** Frost
Visible at 4422 Spoonwood Ct



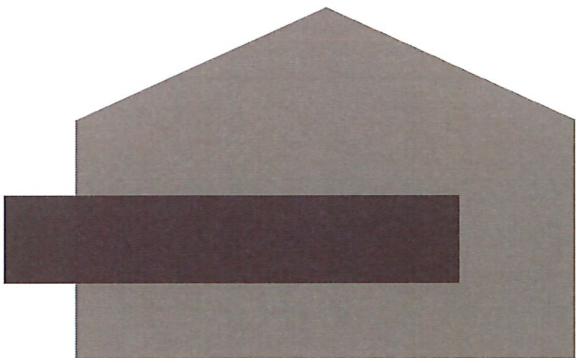
Manufacturer: *Sherwin Williams*
Base: Sand Dollar | **Trim:** Marshmallow
Visible at 4486 Juneberry Ct



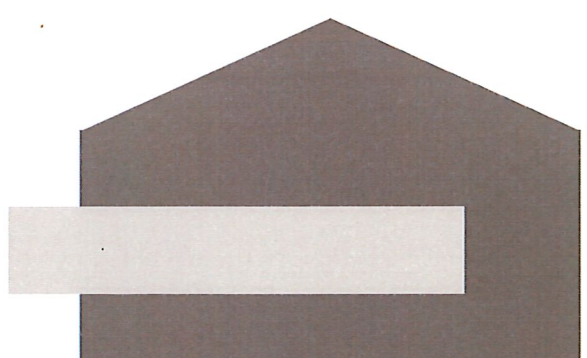
Manufacturer: *Kelly Moore*
Base: Tranquil Taupe | **Trim:** Swiss Coffee
Visible at 4477 River Ash Ct



Manufacturer: *Kelly Moore*
Base: Sand Pebble | **Trim:** Frost
Visible at 4499 River Ash Ct

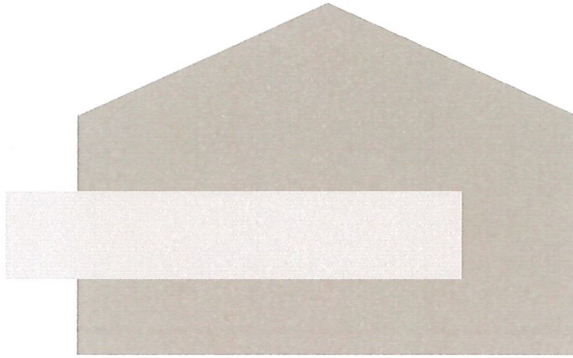


Manufacturer: *Kelly Moore*
Base: Ironwood | **Trim:** Beaver Pelt
Visible at 4507 Candywood Ct

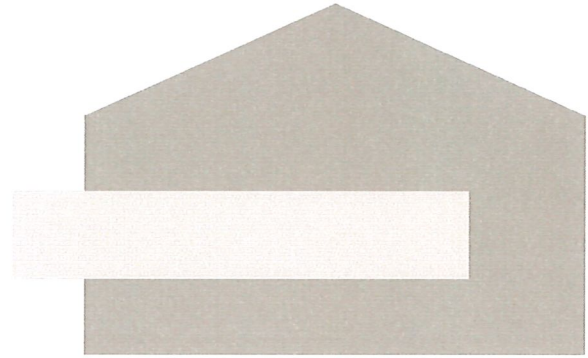


Manufacturer: *Benjamin Moore*
Base: Kingsport Gray | **Trim:** Wind's Breath
Visible at 4396 N. Marsh Elder Ct

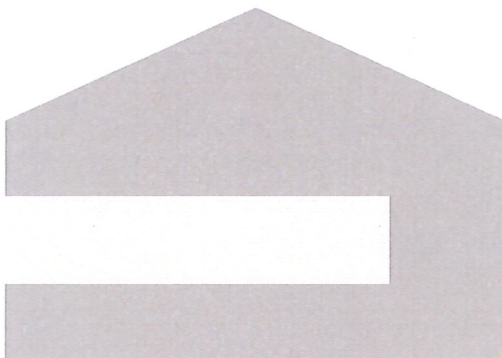
POPULAR PRE-APPROVED PAINT SCHEMES | PAGE 2



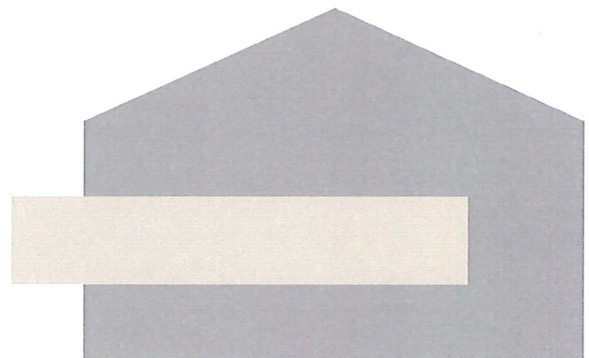
Manufacturer: *Coronado Paints*
Base: Green Pebble | **Trim:** Chinese White
Visible at 4406 Sweetbriar Ct



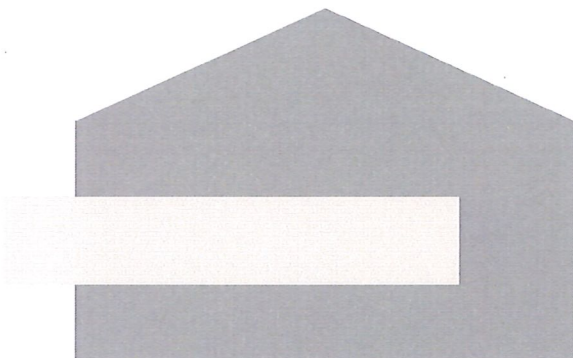
Manufacturer: *Kelly Moore*
Base: Evening Dove | **Trim:** Swiss Coffee
Visible at 4477 Barberry Ct



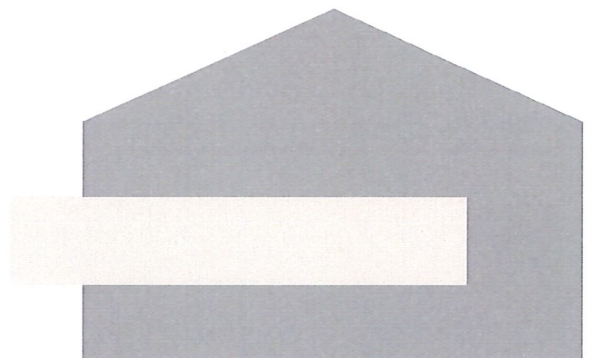
Manufacturer: *Kelly Moore*
Base: San Francisco Fog | **Trim:** Whitest White
Visible at 4506 Candywood Ct



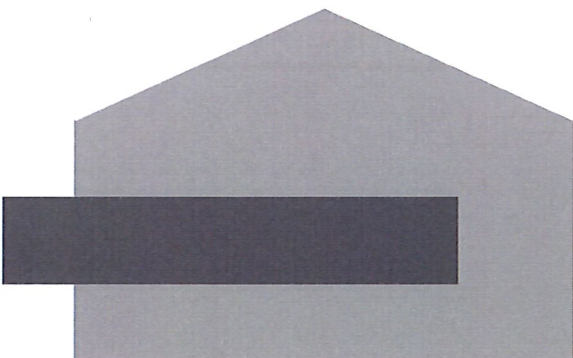
Manufacturer: *Kelly Moore*
Base: Plymouth Gray | **Trim:** Frost
Visible at 4412 Smoke Tree Ct



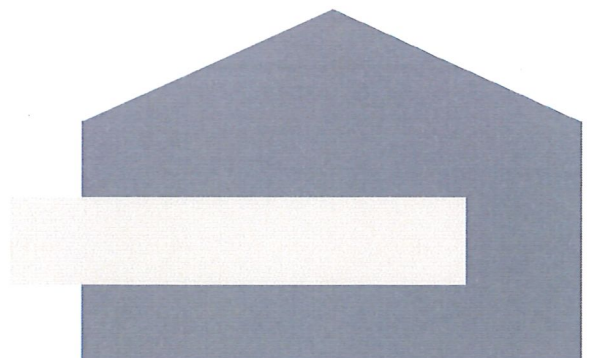
Manufacturer: *Kelly Moore*
Base: Plymouth Gray | **Trim:** Swiss Coffee
Visible at 4393 Arrowwood Cir



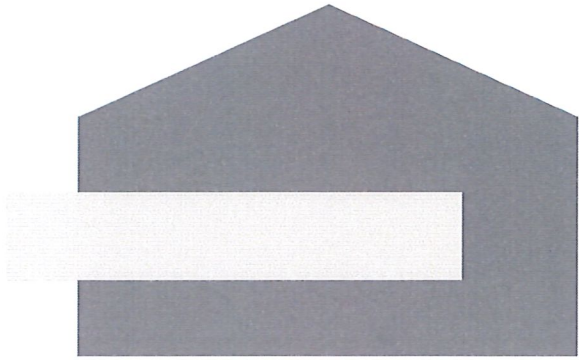
Manufacturer: *Kelly Moore*
Base: Plymouth Gray | **Trim:** Navajo White
Visible at 4412 Corkwood Ct



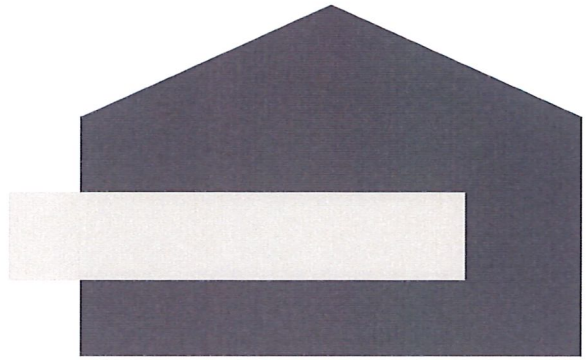
Manufacturer: *Kelly Moore*
Base: City Tower | **Trim:** Volcanic Rock
Visible at 4420 Smoke Tree Ct



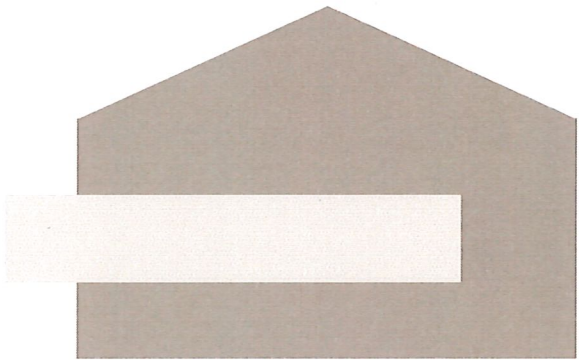
Manufacturer: *Kelly Moore*
Base: Westwood | **Trim:** Swiss Coffee
Visible at 4482 Camstock Ct



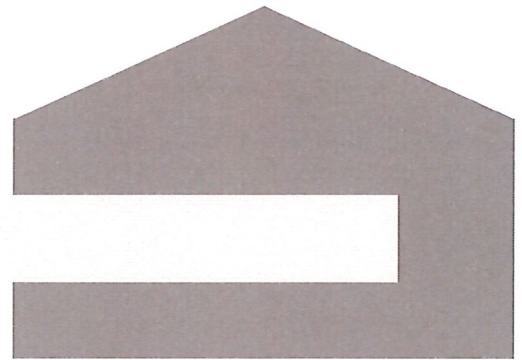
Manufacturer: *Sherwin Williams*
Base: Summit Gray | **Trim:** Extra White
Visible at 4409 Smoke Tree Ct



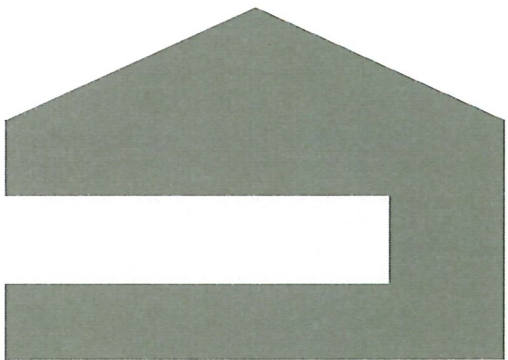
Manufacturer: *Kelly Moore*
Base: Charcoal Black | **Trim:** Super White
Visible at 4389 Arrowwood Cir



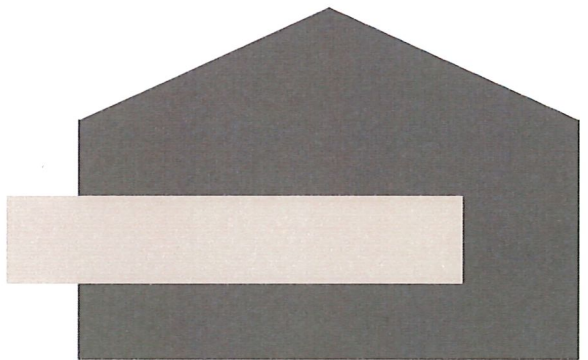
Manufacturer: *Benjamin Moore*
Base: Finnie Gray | **Trim:** Swiss Coffee
Visible at 4495 Camstock Ct



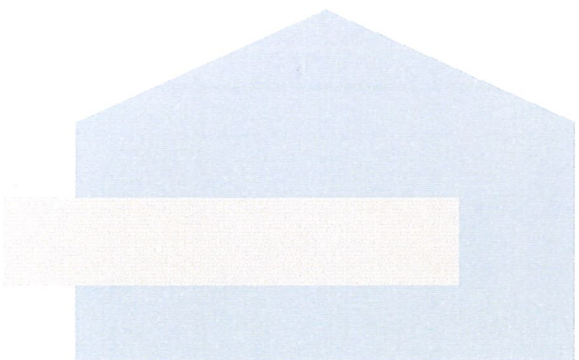
Manufacturer: *Kelly Moore*
Base: Granite Cliff | **Trim:** Whitest White
Visible at 4676 N. Larwin Ave



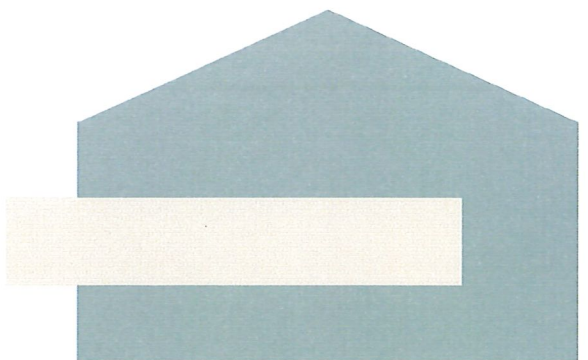
Manufacturer: *Behr*
Base: Milkweed Pod | **Trim:** Pure White
Visible at 4394 N. Water Oak Ct



Manufacturer: *Kelly Moore*
Base: Mount Tam | **Trim:** Bone
Visible at 4391 N. Shellbark Ct



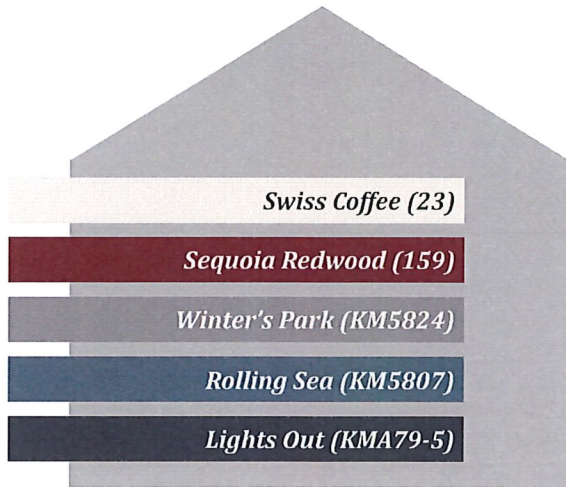
Manufacturer: *Kelly Moore*
Base: Tahoe Snow | **Trim:** Swiss Coffee
Visible at 4396 N. Striped Maple Ct



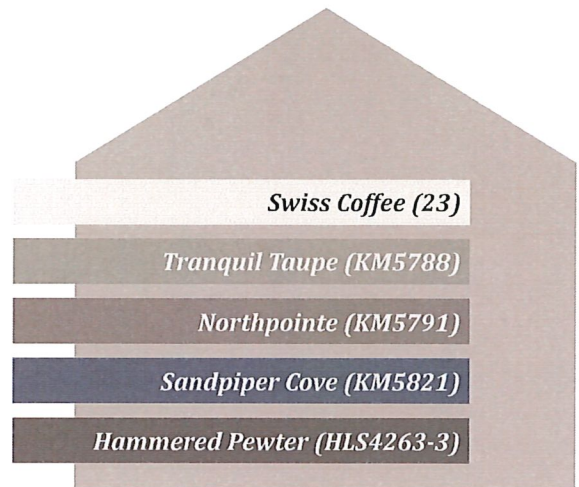
Manufacturer: *Benjamin Moore*
Base: Wythe Blue | **Trim:** Timid White
Visible at 4414 Marsh Elder Ct

KELLY MOORE RECOMMENDED SCHEMES

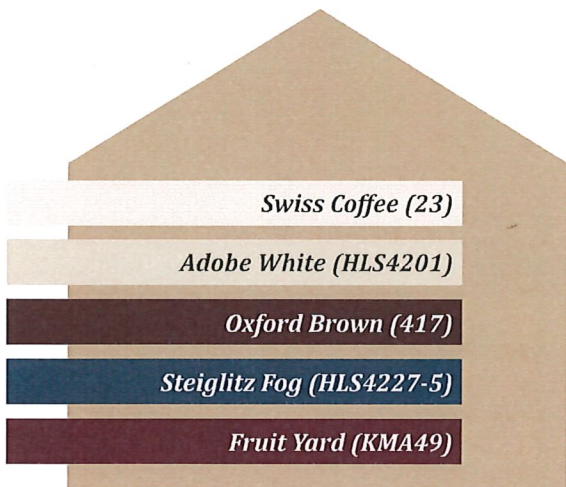
The following color schemes were recommended by a Kelly Moore representative who specializes in residential paint design, specifically for our community. You do not have to use Kelly Moore when choosing these colors. You may use any brand you like, so long as the colors closely resemble the options below. All color combinations listed below are pre-approved.



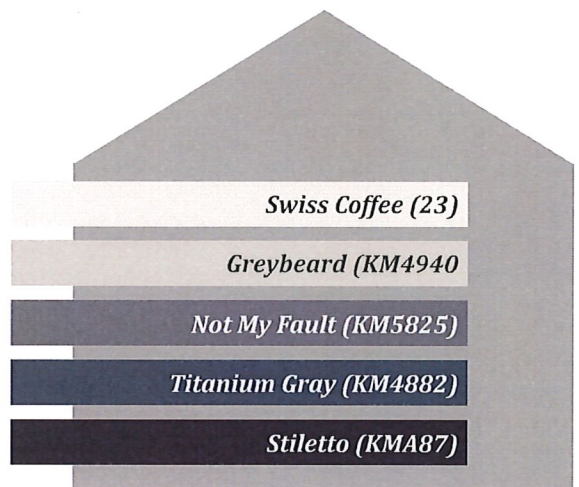
Base: Mud Pots KM4900



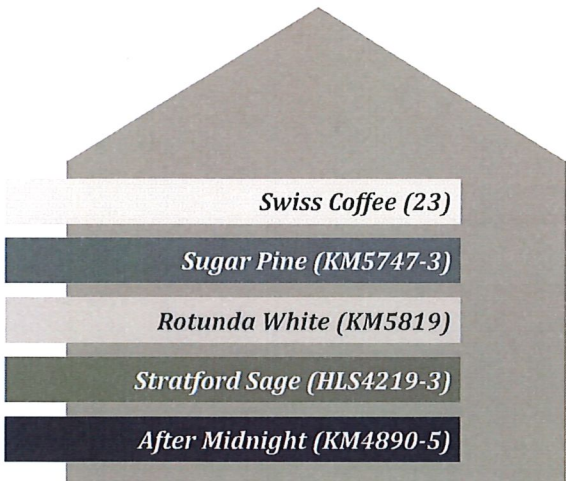
Base: Sequoia Fog KM4935



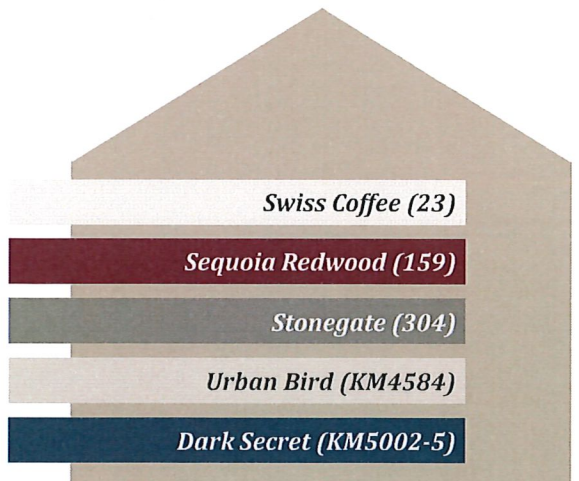
Base: Spanish Sand 231



Base: Big Band KM5828



Base: Greige (KM5767)



Base: Graystone (230)

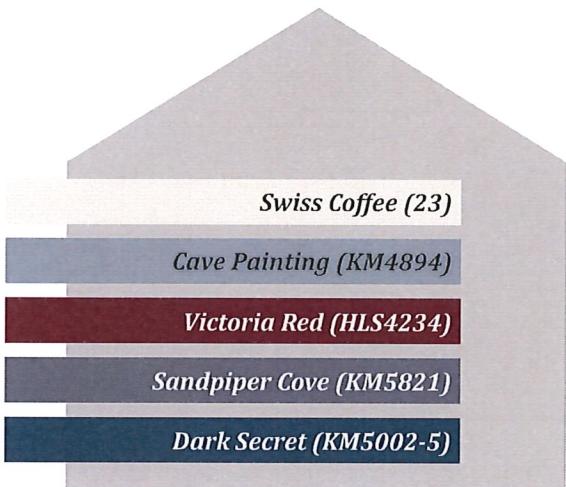
KELLY MOORE RECOMMENDED SCHEMES | PAGE 2



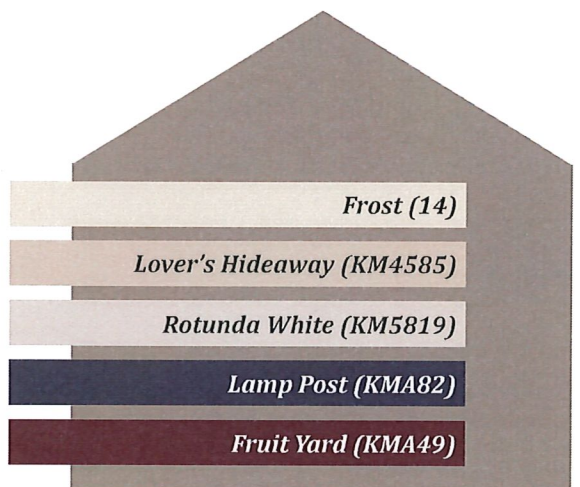
Base: *Mission Tan 301*



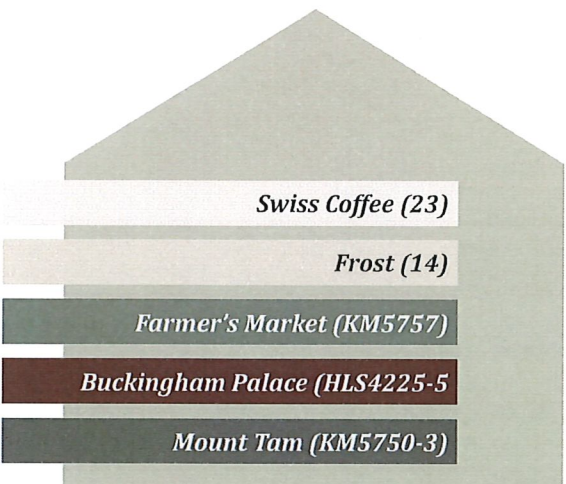
Base: *Navajo White 36*



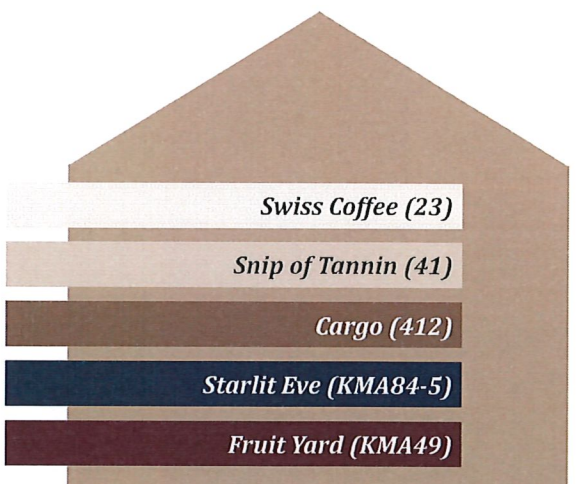
Base: *San Francisco Fog KM5822*



Base: *Ironwood 305*



Base: *Nature Spirits KM5752*



Base: *Oakwood 301*