

Architectural Review Committee  
Meeting Notes – May 10, 2011

In attendance: Jim Moore, chair  
Tony Nicolas  
Tom Rohwer  
Ruth Southard  
Don Talley  
Bill Burdick, Board contact

1. Jim Moore distributed the agenda and introduced new committee member, Ruth Southard, and new board contact, Bill Burdick.
2. The minutes of the e-meeting regarding Myers appeal (3/30/11) were approved and placed in confidential file.
3. BellaVita Architectural Guidelines require periodic review. The guidelines currently in effect are 5-27-2009. Moore asked each member to review the entire document, highlight areas for review consideration, and prepare to discuss at the next meeting. The covenants and guidelines from Country Place were distributed for informational purposes. Members were encouraged to think about simplifying the document.
4. The application for home improvement is not appropriate for some external modifications like landscaping. While the guidelines do not specify plant life, modifications in landscaping require application because it constitutes an external modification and could alter drainage patterns. Tom Rohwer agreed to draft a form for consideration at the next meeting.
5. Jim Moore suggested a possible name change for the committee. Confusion seems to exist between the role AMI performs and that of the committee. Moore thought a name change might address that. Some members were concerned about a name change and some of the words recommended. All members were asked to think about this and prepare to discuss at the next meeting.
6. A suggestion was made to diagram the process and educate the homeowners rather than change the committee name. Don Talley will draft a flow chart for review at the next meeting.
7. Concern was expressed over the length of time an item stays on MaxTrac...especially improvements done without application. Deed restrictions, while not under the purview of this committee, fall under this situation as well. Villas Master covenants provide ability to assess fines and indicates fine amounts. Bill Burdick indicated that the board had recently adopted a fine policy and would send copies to the committee. Moore will attempt to secure any written timeline procedure that AMI might have.
8. Southard will attempt to secure Pearland Tree Ordinance for committee information in relation to guidelines.
9. The next meeting of the Architectural Review Committee is scheduled for Monday, June 6, 7:00 pm in the Clubhouse.

Meeting Notes prepared by Ruth Southard