

ARCHITECTURAL REVIEW COMMITTEE
BellaVita at Green Tee

Meeting Notes
August 18, 2012

Attendees: Jim Moore, Chairman
Anita Barner
Tony Nicholas
Tom Rohwer
Don Talley
Bill Burdick, HOA Board contact

Absent: Ruth Southard

The meeting of the Architectural Review Committee was called to order by the chairman, Jim Moore and the agenda was distributed.

Jim stated he had received a request from Ron Gerlach, on behalf of the BellaVita Board of Directors, for proposed guidelines for the painting of curb house numbers in the community. After discussion the following proposed guideline was written and will be forwarded to the Board of Directors as requested:

"Painted house numbers on curbs within BellaVita will have a dark solid color background with contrasting reflective numbers and be of an appropriate size for the curb. These numbers will be painted and maintained by the homeowner's association."

Jim distributed a Home Owner Concern Form forwarded to the ARC for comment from the Board of Directors. After discussion the committee determined that the first concern stated relating to the pool cover is covered in the BellaVita Covenants in Article 6, Section 6. This concern is under consideration for corrective action by the Board of Directors. As far as the second concern regarding a proposed storage shed, the homeowner should submit a Request for Home Improvement Approval. Such a request would be considered according to the existing Architectural Guidelines.

There was a discussion whether AMI should ever issue a homeowner "conditional" approval for a project. It was agreed that this could cause confusion in the approval and compliance process. It was recommended that AMI be instructed to only approve applications for home improvements if the application meets all criteria as set forth in the Architectural Guidelines. If any aspect of the application is not in compliance or detailed plans are incomplete or unclear, then a denial should be issued by AMI with a request that a revised application be submitted before approval or if the homeowner chooses, he/she could start the appeal process through the BVARC.

On service order 1322579, conditional approval was given, but the project was not completed according to Guidelines as had been requested. The homeowner should be contacted and informed that the project needs to be brought into compliance with the Guidelines.

Tom made a suggestion that a regular monthly meeting be scheduled. If there was no business to discuss that month then the meeting could be cancelled. It was agreed that the ARC designated monthly meeting would be the 2nd Saturday of each month at 10 a.m.

There being no further business the meeting was adjourned.

Meeting notes prepared by: Anita Barner

Attachments:

Memos to Board of Directors: Curb house numbers; Conditional approval of requests for home improvement approval; service order 1322579.

From: Ron Gerlach
Sent: Tuesday, August 28, 2012 10:56 AM
To: JIM MOORE ARC
Cc: 'Nancy Triggs' ; 'Laura Bradley' ; 'Fred Fargo' ; Benny frank ; Bill Burdick ; Cris Barrera ; daviddommert@yahoo.com ; Dorothy Darden ; Elizabeth Woods
Subject: August concern forms

During the board meeting we reviewed the 4 memos from the ARC Committee and have taken the following actions on them:

Conditional approvals memo of August 18.
AMI has been requested to not issue a conditional approval if the submitted documents fail to satisfy any of the ARC Guidelines. This request was acknowledged in the August 22 meeting and acceptance reflected in the Board minutes.

Memorial walk flag poles of August 20.
This approval was identified in the August 22 Board meeting and is noted for the record.

Comment of service request 1322579 of August 18.
By email of 8/23/2012 AMI was advised of the deficiencies for this SR and requested to initiate a letter to the homeowner about the outbuilding construction. Additionally, see item 1 above for long term corrective action.

Guide for curb house numbers memo of August 18.
This proposed guide has been referred to the Facilities Committee for a better definition of location (avoid vet's flag marking), paint color, and size of painted area.

Ron Gerlach
President, BVHOA