

Civano 1, Neighborhood 1, Homeowner's Association Design Review Committee Meeting

DATE: May 8, 2008

TIME: 6:00 PM

LOCATION: HOA Activity Center

CALL TO ORDER 6:00 PM

COMMITTEE MEMBERS PRESENT: Mike Ewing, Mario Mastrosimone, Mark Francis and Andrew Speakes

ABSENT: Daniel McPeak, Casey Stockdale and Cathy Rex (meeting notes by Andrew Speakes in Cathy's absence)

1) DRC APPLICATIONS:

a) Lot #24 – (10442 E. Wayne Moody Ln.) – Painting

APPROVED

- i) New yellow submitted, used same yellow recipe from Ace Hardware as wall color on Weber's home next to Ace, Inc. on Seven Generations. However there is less red in this mixture due to the sample size being made in quart size from gallon, so the color isn't an exact match to the existing wall of Weber home. There is a sample painted on the house with a sliver of the old yellow for comparison. The green and red are accepted the red paint for the scuppers is accepted too.

b) Lot #91 – (5337 S. Civano Blvd.) – Painting, Wall Addition and Landscaping

CONDITIONALLY APPROVED

- i) Check with the City of Tucson to see how much gap is needed between the sidewalk and the courtyard wall.
- ii) The trellis has to be shortened to 48" or less along the front wall.
- iii) The color "Bolero" SW7600 from Sherwin Williams needs to be painted on the bump out as a sample for the committee to see before giving final approval.

c) Lot #138 – (10514 E. John McNair Pl.) – Painting

CONDITIONALLY APPROVED

- i) The color "Golden Nectar" DE5347 from Dunn Edwards will be used for the house.
- ii) The color "Flame" DE5237 from Dunn Edwards will be used for the wall.
- iii) Confirm that the samples are painted on the house for verification by the DRC Committee for final approval.

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d) Lot #176 – (10365 E. Cele Peterson Ln.) – Security Door and Gate

CONDITIONALLY APPROVED

- i) The security gate is pre – approved, however the color needs to be approved since it is not a preapproved color.
- ii) Check to make sure the arrow head tops are OK and/or are not too sharp for such a short gate.
- iii) Color of both to be “Blackberry Ice” DE which is the trim color of the house.

e) Lot #190 – (10350 E. Loveless Gardener) – Painting

CONDITIONALLY APPROVED

- i) “Prince Blue” or the house color on Civano Blvd. we directed the homeowner to (I think its 5247) are both pre – approved for her Blue accent color. If a different blue is requested we will need to check the samples on her home and choose from those and/or perhaps try again. The submitted blue was not appropriate.
- ii) The “Iron Ore” DE5153 was appropriate.

f) Lot #339 – (10559 E. Ralph Alvarez Pl.) – Painting

APPROVED

- i) Approved to paint walls, including outside facing finger way.

g) Lot #340 – (10569 E. Ralph Alvarez Pl.) – Painting

APPROVED

- i) Approved to paint walls, including outside facing finger way.

h) Lot #446 – (5261 S. Civano Blvd.) – Decorative Lighting

APPROVED AS NOTED

- i) Decorative lights may be hung as follows:
 - (1) Lights must be hung inside the patio up behind patio beam to not be visible from the adjacent properties.
 - (2) Lights should not dangle or hang below the beam.
 - (3) Wiring should be kept as out of sight as possible.
- ii) This keeps consistent with the Dark Sky requirements for the City of Tucson and our CC&Rs regarding decorative lighting.

i) Lot #472 – (5272 Nightbloom) – Landscaping

CONDITIONALLY APPROVED

- i) Boulders need to be sunk at least 1/3 their height for safety.
- ii) Boulders, rip rap and etc. all must be of same color.

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j) Lot #474 – (5233 S. Richard Ashley) – Rainwater Harvesting

CONDITIONALLY APPROVED

- i) Homeowner needs to sign DRC application.
- ii) Make sure permits are not needed or if needed provide to HOA office.
- iii) Do a Blue Stake since there will be foundation work.
- iv) Where are the scuppers/downspouts on the home? Are the water tanks positioned where the scuppers/downspouts are?

k) Lot #478 – (5265 S. Richard Ashley) – Basketball Hoop

APPROVED

- i) The basketball hoop is approved for one (1) year.
- ii) The homeowner needs to sign DRC application.
- iii) The homeowner is to renew this approval with the DRC on one (1) year or remove it.

l) Lot #480 – (5293 S. Richard Ashley) – Drive/Walk Addition

APPROVED

- i) Resubmittal looks good, using paving stones so no drainage issue.

m) Lot #482 – (5028 S. Civano Blvd) – Painting

APPROVED

- i) Colors look good, Dunn Edwards “Hickory” DEC759 for house and walls
- ii) Dunn Edwards “Weathered Saddle” DE5187 for trim, trellis, doors (house, garage and patio) and window bump – outs.

n) Lot# 511 – (5112 S. Thunder Sky Way) - Painting

REVISE AND RESUBMIT

- i) The homeowner needs to submit the trim and door colors.
- ii) The homeowner needs to submit pictures of the home and adjacent homes.
- iii) Incomplete application for review.

o) Lot #518 – (5155 S. Renewal Ln.) – Patio and Landscaping

CONDITIONALLY APPROVED

- i) The homeowner will use “Prince Blue”, a pre – approved blue color for the three entry doors to the home.
- ii) Dunn Edwards “Bohemian Jazz” DE6019 will be for the house and walls.
- iii) Dunn Edwards “Outer Boundary” DE6021 will be for the wood patios (front and back) as well as the garage door.
- iv) The homeowner will use all pavers instead of concrete for all new walkways, garage pad, etc.
- v) The homeowner is not changing grading so there should be no drainage change.
- vi) Lighting sample was submitted and approved by present members.

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- 2) OLD BUSINESS: NONE
- 3) NEW BUSINESS/MATTER FOR CONSIDERATION:
NOT ON AENDA
 - a) Lot #26 – (10466 E Wayne Moody) – Pig House
 - i) Mark – feel stuccoing the structure, painting it to match house and rotating it so opening would face away from front of street would be an acceptable solution for CC&R violation.
 - ii) CC&R Committee – there is a CC&R guideline that will not allow this corrective action of stuccoing the structure. Homeowner will need to hide the pig house from the street/neighboring properties.
 - b) Lot #27 – (10474 E Wayne Moody) – Semi Gloss Painted House
 - i) Mark – feels that it is acceptable and not worth the hassle to make homeowner repaint it. Not bad enough or unsightly to worry about.
 - c) Restructuring of the DRC was discussed as was the new DRC Charter. The Board added in the DRC Charter to inspect completed work to insure compliance.
 - d) A new member was added to the DRC, Mark Francis so we now have Mario and Mark serving on both the DRC and CC&R Committees to help the two committees work together and enforce compliance issues.
- 4) NEXT MEETING: June 12th, 2008
- 5) ADJOURNMENT: 9:15 p.m.