

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

DATE: January 8th, 2009
TIME: 6:00 PM
LOCATION: HOA Activity Center
CALL TO ORDER 6:10 PM

COMMITTEE MEMBERS PRESENT:

Mike Ewing (Chair), Mark Francis, Casey Stockdale, Penny Pederson & Caryl Clement – voting
Cathy Rex and Rick Hanson – non-voting
Rick Hanson, Mark Levine, and Ron Peterson were Board members present for part of the meeting to discuss policy issues.
A voting quorum was present

COMMITTEE MEMBERS ABSENT:

Daniel McPeak – Alternate

1) DRC APPLICATIONS:

a) Lot #4 – (10449 e. Wayne Moody Ln.) – Wood Trellis

APPROVED AS SUBMITTED

- i) The DRC would like to thank the homeowner for an excellent application submittal.

b) Lot #26 – (10466 E. Wayne Moody Ln.) – Painting, Landscaping, Fencing

CONDITIONALLY APPROVED

- i) The condition is that the homeowner supplies a landscape plan with the grading for final DRC review and approval.
- ii) The color of the new wall “Pieces of Gold” will match the existing house color. The wall is to be 5’-11” in height, and the drainage holes need to be enlarged at the bottom to a minimum of 3” to 4” in diameter to make sure the area does drain properly.
- iii) Repaint the porch floor and the sidewalk, same color as existing.
- iv) The spa and the raising of the existing wall height to be on a future submittal
- v) The landscaping in the front around the existing trees and plants should have water harvesting from the roof and site run-off with micro-basins. In order to present a natural looking desert landscape, the rocks should not be placed as rock necklaces around the planting but as check-dams at integral parts of the grading plan to prevent excessive runoff but also arranged to prevent ponding water.
- vi) The DRC recommends to checking the drainage rate of the soil, it should be 6” in 1 hour minimum and add vertical french drains to improve drainage as an option
- vii) The corrugated screen will be 4’ - 5’ high and is to screen the utilities
- viii) The rocks along the walk way are to prevent flooding across the sidewalk. The homeowner is advised to avoid tripping hazards and to consider that proper grading should eliminate the flooding problems.

c) Lot #364 – (10659 E. Ralph Alvarez Pl.) – Fencing, Gutters, Painting

REVISED – CONDITIONALLY APPROVED

- i) Final approval is contingent upon the applicant owning the home or getting approval from the current owner to make the modifications.
- ii) The DRC recommends that the rainwater from the new downspout be directed as much as possible to the landscaped areas.

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2) OLD BUSINESS: NONE

3) NEW BUSINESS/MATTER FOR CONSIDERATION:

On September 26, 2005, the HOA board published the Policies, Procedures and Pre-approvals Manual of the DRC. At tonight's meeting, the DRC discussed revisions to the PPP manual with three HOA Board members and determined that it is now time to update the manual. The consensus was to:

1. Prepare a list of items that need to be revised or added to the PPP manual.
2. Review the list with the CCR committee, the management company and with the Board.
3. Prepare revised policy language for the PPP manual.
4. Review the revised language with the CCR committee and with the Board. Provide opportunities for the entire community to review and comment on the revised policies.
5. Revise language again with input comments as needed.
6. Board adopts revisions to PPP manual.

The DRC committee will begin compiling the revision list immediately.

4) NEXT MEETING: February 12th, 2009

5) ADJOURNMENT: 8:20 p.m.