

Hidden Hills Country Club Estates Homeowners Association, Inc.  
Architectural Review Committee – January 17, 2007

The Hidden Hills Country Club Estates HOA, Inc. Architectural Review Committee held its regular monthly meeting this date at the Hidden Hills Country Club, 3901 Monument Road, Jacksonville, Florida.

Committee Members present were Cletia Bowron and Shawn Griffith. Charles Smith was not in attendance.

Chairman Shawn Griffith called the meeting to order at 7 p.m.

The minutes from the December 20, 2006 meeting were approved as submitted.

### **Owner's Forum/Correspondence**

Blount, 12738 Shinnecock Court - Letter regarding the association's requirement for a chimney cap and approval for a satellite dish. The homeowner will be notified that a painted metal windscreen (chimney cap) is required on the exterior fireplace chase. He will be asked to submit an application for the satellite dish in order to confirm that it is in the least obtrusive location.

Discussion was held regarding the FCC guidelines for satellite dishes in homeowners association. Griffith agreed to include an article about satellite dishes and solar panels in the next newsletter. NMI will provide information from the FCC.

NMI will contact attorney Fallar to determine if the Association can prevent a contractor who is working at a private residence from entering the property if he does not follow the HHCCE rules and regulations.

### **Old/Unfinished Business**

Breen, 4025 Shoal Creek Lane East. The plans for the screen enclosure still have not been submitted. The homeowner will be notified that his vendor will not be allowed on property if his plans are not submitted immediately.

Montgomery, 12516 Mission Hills Drive South. Charles Smith met with the homeowner and agreed that a swale in the back that was previously required is not necessary. Griffith will confirm the conversation with Smith before any action is taken.

McKillop, 12735 Muirfield Boulevard North. The homeowner responded that she is on a waiting list and the retaining wall project is scheduled to begin in two months. The issue will be marked for follow-up on March 9<sup>th</sup>.

Partnership Homes, Lot 5 (Shea). As discussed at the last meeting, a revised drawing of the front elevation of the house was submitted. It was approved as submitted.

### **New Business**

Conran, 12869 Meaghan Court. The application for swimming pool and enclosure was reviewed and the following comments/requirements were made:

- a. A landscape plan is required.
- b. The color and materials for the pool deck must be submitted.
- c. An equipment wall is required. The wall should be "L" shaped in order to shield the equipment from the rear and left-hand neighbor.
- d. The question of whether the back yard is fenced was raised.
- e. The application is not approved. It will be revisited upon receipt of the additional information.

The need for guidelines regarding A/C and pool equipment enclosure walls was discussed. Griffith will develop a recommendation for the Board's final approval.

Stevens, 12507 Mission Hills Drive South. An application for solar panels on the roof of the house was approved as submitted.

Burd, 12584 Highview Drive. Application to repaint the exterior of the house. Four color choices were submitted for review. All four choices were approved, with the darkest color being the least preferable. The homeowner will be encouraged to choose a trim color that will blend with the main color. The Committee reserves the right for the trim to be changed if it is deemed to be too much of a contrast against the body color.

Justice, 3566 Five Farms Court. Follow up on the room addition application that was approved will be made. The homeowner will be contacted about the missing handrail for the upstairs balcony.

### **Adjournment**

There being no further business, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Jan Herren, LCAM