

Minutes of the Meeting of the Architectural Committee

Time and Date of Meeting: 0925 - 0955, July 8, 2015.

Purpose of Meeting: Review and approve or disapprove Richardson screening application.

Participants: Ron Billingsley and Jake Greene; Patrick Iovine absent but submitted report and vote.

Jake Greene had previously reviewed this application and Ron Billingsley reviewed it for the first time when the meeting opened. Both individuals walked to the Richardson lot to see the recent plantings in relation to the fifth-wheel, but the fifth-wheel was not on site. Returning to the meeting site, Ron read Patrick's July 6 email message. Taken together, the application package, site visit, and email message contained insufficient information for approval. Ron and Jake voted to disapprove the application as it stood and to request more information; Patrick voted in his email message to approve the plan. Jake agreed to draft a letter touching on the following points:

- The tree species, sizes, numbers, and spacing, and the actual locations to be planted must be identified
- A date certain by which acceptable screening will be in place must be identified. The plantings are much smaller than those depicted in the application and do not currently provide screening.
- It may take ten years or more for the screening recently planted to become acceptable.
- The planting of deciduous trees which will provide no screening for about half the year when they have dropped their leaves.
- Junipers provide year-round foliage and screening, and are adapted to the dry conditions in the Tierra Colinas area.
- Care and replacement of trees that die or otherwise fail to thrive.
- Discrepancies between what is proposed in the application and what appears to be taking place on site must be clarified. Trees are shown much larger than those planted recently. The fifth-wheel location proposed is different from where it appears the Richardsons intend to store it.
- Congratulate the Richardsons on their attempt to comply.

Ron and Jake briefly discussed the second paragraph in Patrick's email message but tabled the matter until the three of us can meet.

July 9, 2015


JAKE GREENE, Architecture Committee