

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

IrishBeachADC.com

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18 January 2020

**MEETING MINUTES**

**Open meeting beginning at 10:00 AM at Rex Dunning / Irish Beach Fire House, Forest View Road, Manchester.**

**CALL TO ORDER:** The meeting was called to order at 10:00 AM by Tom Reidenbach in the absence of Chairman RJ Dial. Committee members present: John McGehee, Darryl Datwyler, and Don McCormick. Property Owners in attendance: Robert and Sandi Naste, Su and Steve Whitaker, and Bettye Winters.

**APPROVAL OF MEETING MINUTES:** The minutes from the 23 November 2019 meeting were approved by the committee, 4-0.

**NEW BUSINESS:**

**Naste 2/17 (44701 Pomo Lake Dr.): Phase II New Home Construction (NHC)**

**Application.** Phase I was approved with the applicant and the lot owner on either side completing a notarized letter agreeing to the setback reduction presented at the 24 August 2019 ADC meeting. Robert Naste presented an overview of the proposed approximately 2500 sq. ft., 3 bedroom house. While the overall approach is consistent with the CC&Rs, the design package lacked certain information needed by the ADC to conduct a complete Phase II review. The missing information included:

- Site plan indicating elevations of the foundation corners and the resulting mean natural grade of the building footprint.
- Heights of the rooflines above the mean natural grade.
- Location of the LPG tank.
- Location of the garbage/recycling bin enclosure, if external to the house.
- Revised paint colors that are consistent with the CC&R requirements for muted shades and compatible with natural surroundings.
- Exterior lighting plan.
- Water management approach for roof rain runoff, lot drainage, and site containment/absorption.

- Revised roof design consistent with the CC&R requirements for a minimum 4:12 pitch.

The Nastes will work with their architect to modify the design and provide the missing information in anticipation of a complete Phase II review in the future.

**COMMUNICATIONS:**

**Ottoboni 1/11 (15220 Irish Beach Drive):** Proposal to paint house (currently blue) with the following:

Siding: Kelly Moore KM4943 "Subway" (gray)

Trim: Kelly Moore custom color (darker gray than body)

Committee reviewed samples and determined that they meet the CC&R requirements of *"all exterior paints and stains should be in muted tones consistent with the neighboring structures and in colors commonly found daily in the surrounding natural environment"* and approved the color change.

**Ellison 4/67 (15640 Forest View Road):** Request to build a 6'x10' shed for backup generator installation. Provided applicant a link to the ADC website that contains the Major Exterior Project (MEP) application form an CC&R requirements.

**UNFINISHED BUSINESS:** None.

**ADJOURNMENT/NEXT MEETING:** The meeting was adjourned at 11:00 AM. The next meeting will be scheduled when there is New Business to be considered.