

Heritage Harbour Community Association
Board of Directors
Meeting of February 8, 2012

Agenda

1. Call to order – 10:00 a.m., Conference Room at the Lodge
2. Acceptance of Meeting Minutes:

Minutes of regular Board of Directors meeting of December 14, 2011
3. Reports:

Management Report
4. New Business:

Motion 1 – Public Use of the Auditorium for Chorus

Motion 2 – Amend Policy Resolution No. 5, Architectural and Environmental Review Policies and Procedures, Attachment A, Driveways, Sidewalks and Walkways, and Lighting Exterior

Motion 3 – Amend Policy Resolution No. 8, Recreational Facilities Fee
5. Other discussion by Directors and comments by Association Members on any matter related to the Association.
6. Adjournment

1. Move to authorize the public use of the Lodge Auditorium for one day in May and one day in December for the Heritage Harbour Chorus' performances and one day in October for an Octoberfest fundraiser.

Comment: This motion is suggested by Byron "Barney" Calvert, General Manager. The motion would allow local advertising of the performances and fundraiser. This will allow the public to attend the event without being accompanied by a member of HHCA. Current policy limits the use of the Lodge to HHCA members and their guests. This authorization is for the 2012 calendar year.

2. Move to amend Attachment A, Policy Resolution No. 5, Architectural and Environmental Review Policies and Procedures, **Driveways, Sidewalks and walkways, and Lighting, exterior.** (Changes to the existing wording in Attachment A are shown in bold face type. Topic headings are always shown in bold face type.)

Driveways. Painting of driveways is prohibited. The construction of new driveways or the widening of existing driveways is prohibited, except as specified below. AERC approval is required for the replacement or repair of existing driveways. The application must describe the material to be used. If only a portion of the driveway is to be replaced or repaired the application must include a plat or drawing showing the portion to be replaced or repaired. Applications for the replacement of asphalt **and concrete** driveways with no change in the surface or dimensions, i.e. widening, qualify for fast-track approval.

Sidewalks and walkways. AERC approval is required for the replacement, repair or modification of existing sidewalks, **lead walks** and walkways. The application must describe the work to be done, the materials to be used, and the color. If the application is for an extension, a copy of the plat showing the extension must be included. **Applications for the replacement of concrete lead walks, sidewalks and walkways with no change in the surface or dimensions, i.e. widening, qualify for fast-track approval. A copy of the plat showing the installation must be included.**

Lighting, exterior. The installation or replacement of exterior light fixtures is subject to the following.

1. AERC approval is not required to replace exterior light fixtures with fixtures that are of similar style, size and material. Light fixtures on front or garage doors may be either bright or antique brass, black, white, or verdigris. No other colors are permitted.
2. AERC approval is not required to add a matching door light to the opposite side of a garage door on a single-family residence.
3. AERC approval is required for any change in the number, style, size, or material from the originally installed lighting. The application must include the location, style, material and color of the light fixture. (Include a picture of the fixture if available.)
4. AERC approval is required for the installation of **permanently installed** ground or walkway lighting. The application must include the style, and color of the fixtures to be installed and a copy of the plat showing the location and spacing of the fixtures. **Lighting that is not permanently installed, such as small solar lights do not need AERC**

approval, but must still adhere to the safety, harmony of external design, color, location and conformity with the design concept of the community.

5. Exterior lights that exceed 300 lumens (approximates the illumination of a 100 watt incandescent bulb) are prohibited unless hooded to limit the illumination to a radius of ten (10) feet.

Comments: This motion is suggested by Byron “Barney” Calvert, General Manager, on the recommendation of the Architectural and Environmental Review Committee (AERC).

3. Move to amend Policy Resolution No. 8, Recreational Facilities Fee, Article IV. Claims for Refund of the Fee, Section A. 1. (The changes to the existing wording are shown in bold face type.)

1. Owners of a residence in Heritage Harbour prior to January 1, 2006, **or any owners that have paid the Recreational Facility Fee on an initial purchase of a home in Heritage Harbour**, who have sold that residence and purchased another residence in Heritage Harbour as a primary residence. Copies of settlement sheets for both residences must be provided with the claim.

Comments: This motion is suggested by Earl Kehr, President.