

SIP ARB Meeting

11.18.2020

1. Call to order: 4:39pm Toni Olin (chairperson)
2. Board Quorum—Teddy, Dana, Mindy and Toni are present
3. Old Business:
 - a. Approval of previous meeting MINs. First Service Residential / Samantha
 - i. Add them to the Website. Toni Motion to approve and Mindy with the 2nd.
 - b. Communication document/email to applicant regarding ARB's comments of reviewed design.
 - i. ARB is being asked to review design documents that isn't in documents. There needs to be something drafted for all builders to let them know what they are proposing is acceptable but not approved because they are design docs but not construction plans so it is not formally approved until the construction plans are
 - c. Lennar Carolinas, LLC request for design documents to be reviewed.
 - i. Are plans within the "Superior Aesthetics" as described in paragraph 1 on Architectural Design Guidelines?
 - ii. Minimum sq ft 2300 under roof?
 - iii. Harmony w/ other homes?
 - iv. Important Section: "Exterior Elevations" paragraph 4: Overall design theme: mass, scale, materials, textures, colors, finished, continuity between ...
 - v. Earth tone exterior colors are preferred:
 - vi. Exterior Veneer: "Exterior Colors and Materials" exterior veneer type? Veneers that will not be approved for construction
 - vii. Roof pitch? Roof types?
 - viii. Garage doors? Do we allow a wide (two car) garage door to face the street?
4. New Business
 - a. Check the Declaration to see what they say about making changes/dwelling items for the ARB
 - b. Lowered HOA fees for builders actively building—we will have to check the documents and with Paige on this.
5. Adjournment 5:17pm