

**AERC Minutes  
July 25, 2005**

The AERC held its July meeting at the home of Dave Minier on Monday, July 25<sup>th</sup> at 7:30pm. Members present were Bob Day, Dave Minier, Bob Craig, Paula Hadzima and Dan Navarro. Also present was John McCarthy, Board Liaison, and Bob Tremmel, a homeowner.

**Applications**

7312 Gold Ring Terrace	replace deck with porch and deck	Approved
7304 Gold Ring Terrace	Fence back yard	Approved
7119 Grinnell Drive	replace small deck	Approved
7119 Grinnell Drive	replace shutters	Approved
7317 Grinnell Drive	6' fence	Disapproved

(This 6' application was submitted prior to a July AERC discussion with the homeowner, and prior to a July AERC approval of a 4' fence, which made this application and disapproval moot.)

**The Guideline Review**

The review was led by Dave Minier and each existing guideline was broken down into its elements and discussed. The committee made the decision to (a) keep it as is, (b) delete it, or (c) to modify it. If the decision was to modify the guideline, preferred wording was not discussed – simply why was a wording change needed. Dave prepared a tracking document which will be circulated among committee members so that changes can be made collaboratively.

The current Guidelines are broken into 4 sections and the committee agreed that it made sense to keep the same sections and to look at changes within each section.

**I. Applications Not Required**

There are 9 items in this section and the general discussion supported keeping all 9 with just some minor word changes for clarity. A new item on garden lighting was suggested but deferred until the meeting when new guidelines will be discussed.

**II. Applications Required**

There are 22 items in this section and the general discussion supported keeping 21 of them. Nine of the 21 will be rewritten for better clarity. The 22<sup>nd</sup> item which was on satellite dishes, needs to be researched because there are Federal Laws on an individual's access to telecommunications. The AERC will do that research this month.

**III. Prohibited**

There are 11 items that the Guidelines prohibit and the general discussion supported keeping 8 of them unchanged. The exterior antenna item will be researched by the AERC to make sure that its guideline is legally OK. The metal fence item will be rewritten for clarity and the parking of campers, boats etc will be researched in the County Code to ensure that the Guideline is in alignment with the County.

**IV. Maintenance & Repair**

This section received the most discussion because it is the most difficult to write and sometimes the most difficult for a homeowner to comply with. The general discussion focused on whether the writing style should be a listing of "should do's" or whether it should be a list of specific items that can be measured or observed – such as grass no higher than 6". The committee felt that specific measures would be clearer for both the homeowners and the AERC, and so this month the AERC will draft a new section on Maintenance & Repair that lists specific acceptable standards of maintenance and repair.

**Attachment #1 Fencing**

The discussion agreed with the general concepts of protecting the "forward view" of adjacent neighbors, keeping fences 4' high and made of wood or be maintenance free material with the general appearance of wood. However, the attachment can be made much simpler and clearer, particularly the text accompanying the diagrams. The AERC will work on that this month.

### Attachment #2 Storm Doors

The discussion agreed with this attachment and only minor changes were suggested for clarity.

### Attachment #3 Playsets

The discussion agreed with this attachment and only minor changes were suggested for clarity.

### Application Form

The AERC agreed that the application form could be improved so that it was simpler and easier to fill out, and so that it provided more of the information that the committee needed for decision.

### Remedy Process

Members of the committee discussed the possible addition of text outlining the dispute resolution process. This would expand on the communication process in place to include but not be limited to arbitration through the county, possible fines, liens or litigation. Given the performance criteria defined in the AERC guidelines, it is logical that the guidelines articulate the implications of non-compliance.

### Homeowner Correspondence

Violations of existing guidelines and Covenants were discussed and Bob Craig presented an excel spreadsheet that would track discrepancies and actions taken. Committee members discussed their observations as they walked through the community. The Committee decided to send 7 letters to homeowners –

7312 Grinnell Drive	need to remove skateboard ramp/pylons from street
7108 Grinnell Drive	need to repair/replace garage doors
7131 Grinnell Drive	need to repair/replace garage doors
7434 Monona Terrace	need to complete garden work
7432 Monona Terrace	need to reroute downspout
7210 Bettendorf Ct.	admiration letter for beautiful home/lawn/gardens
7213 Wapello Drive	admiration letter for beautiful home/lawn/gardens

A draft letter for Board review was written for:

7306 Grinnell Drive	need to repair driveway and garage
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### Actions for the Board

In the Common Area directly behind the lower sidewalk bench (at 15433 Indianola), there is a very dead 60' pine tree. This tree is a hazard to nearby homes and neighbors and needs to be taken down soon.

The AERC adjourned at 9:45pm.