

MINUTES
ARCHITECTURAL STANDARDS COMMITTEE
13 December 2005

Present: Mike Southard (Chair) Bud Sweet (Bd Pres) Absent: Jayne Thomas
Curt Halsey Dave Thomas Joe Cavino
Jim Bannon Jack Krisanda (Ex Dir) John Neubauer
Sean Gorman
Ed Bruce

Visitors:

None

Modifications/Violations

Approvals granted or denied prior to this meeting.

- a) Fiaschetti: Walkway
- b) Lofaro: Skylights
- c) Russo: Windows
- d) Wallis: Deck Stairs
- e) Willis: play Set
- f) Winn: TV Dish
- g) Yando: Windows

Approved at this meeting

- a) George: Entry Door
- b) Wilcox: Temporary Fence

Approved w/ Contingency

- a) None.

Application denied or violation

- a) Griffith: Storm Windows

Pended to EB

None

Pended to Sean

- a) Torrick: Landscaping Lights

Pended to Committee

None

Brief discussion regarding guide revisions resulted in the committee appointing Kirsanda, Thomas, Sweet, and Bruce to study all the comments received from Sean's questionnaire and offer alterations to the committee for its approval after which it will be distributed to the community in a completed document form.

The four men mentioned above are to meet on 5 January 2006 at 5pm to discuss and formalize the revisions.

Developer non-compliance, so long a concern of the committee, was discussed. Bruce offered the following solution which the committee wishes to pursue further. It is prompt on a clear assumption that Dan Healy will take no action to help us.

- Require the CCovenants Administrator to review all NEW units constructed.
- Immediately write up (produce) a C of C for each new unit

- Notify Dan Healy and the contractor that we expect prompt compliance
- Assuming they will do nothing:
- Notify the new homeowner that this C of C must be complied with either by the contractor at no cost to the new home owner OR the home owner will be required to do the corrective work at his cost for which he can back charge the contractor

The committee accepted this approach.

Submitted: 14 December 2005

Ed Bruce