

# DRCHOA Board of Directors Monthly Meeting

09/02/10

7:00pm-8:00pm

6870 Deer Run Drive

**Attendees:**

Officer	Position	Present	Excused
Bryan T. Ault	President	X	
Terry Foreman	Vice President	X	
Michael Mohr	Treasurer		X
Faviola Donato-Galindo	Secretary	X	
Vanessa Girardi	At-Large	X	

**Committees:**

David Napier, Landscape and Maintenance

Kent Hurton, Architectural Control Committee

*Minutes*

**Agenda Item:** Approval of the Agenda

**Discussion:**

- Mr. B. Ault asked members to review the agenda.
- Ms. F. Donato made a motion to approve the agenda as presented.
- Mr. T. Foreman seconded.
- The motion was approved by unanimous vote.

**Conclusions:**

**Action items**

✓ [Notes]

**Person responsible**

[Name]

**Deadline**

[Date]

**Agenda Item:** Approval of the August 5<sup>th</sup>, 2010 Minutes

**Discussion:**

- Members reviewed the minutes. No changes were made.
- Ms. V. Girardi made a motion to approve the minutes as presented.
- Ms. F. Donato seconded.
- The motion was approved by unanimous vote.

**Conclusions:**

**Action item**

**Person responsible**      **Deadline**

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✓	[Name]	[Date]
✓	[Name]	[Date]

**Agenda Item:** Resident Concerns

**Discussion:**

- Mr. B. Ault indicated that various residents have approached him with regards to the status of 6800 DRD staining. He mentioned that the owners approached him about staining color options.

**Conclusions:**

Action items	Person responsible	Deadline
✓	[Name]	[Date]

**Agenda Item:** President’s Report—Bryan Ault

**Discussion:**

- Verizon update
  - Mr. B. Ault indicated that Kirk Stewart received email communication from Verizon that they will need an agreement from DRC to go through common areas. This would allow FIOS installation without entering resident’s property. If a resident decides to install FIOS, then they would go through their property.

**Conclusions:**

Action items	Person responsible	Deadline
✓ Continue follow up on waiver	[Bryan Ault]	[Date]

**Agenda Item:** Treasurer’s Report—Michael Mohr

**Discussion:**

- The Treasurer’s report was deferred until the next meeting.

**Conclusions:**

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**Action items**

- ✓ Provide Treasurer report at next meeting

**Person  
responsible**  
[M. Mohr]

[10/07/2010]

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**Agenda Item:** Committee Reports-Landscape and Maintenance- David Napier

**Discussion:**

- The lightbulb at 6848 DRD was replaced.
- Received 2 quotes for the fence repair. The contractor indicated that 12 posts need to be replaced and it could use some bracing.
- Ms. F. Donato made a motion to approve \$4,600 to fix the fence.
- Mr. T. Foreman seconded.
- The motion was approved by unanimous vote.
- Drone landscaping came under budget for the stump removal.
- The Fall clean-up is scheduled for Saturday, September 18<sup>th</sup>.

**Conclusions:**

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**Action items**

- ✓ Confirm with fence contractor to begin fence repair

**Person  
responsible**  
[D. Napier]

[None]

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**Agenda Item:** Architectural Control Committee—Kent Hurton

**Discussion:**

- The Committee met and brought the following issues for discussion:
- Issue 10-01: Survey. The ACC recommends the DRCHOA Board not send out a survey as previously discussed. Use of this device may give some members the false impression that they can now pick what ever color scheme they want because they ‘voted’ on it regardless of how it clashes with the rest of the neighborhood.
- Issue 10-02: Concrete Fiber Board Siding. The ACC tentatively recommends the DRCHOA Board approve the use of concrete fiberboard in addition to T-111 and construction plywood for exterior siding. In order to fully recommend one or more name brands, we require more time to investigate the effects of the approved

stains. Kent Hurton has one sample to show at the next DRCHOA Board meeting. Further, the ACC expressly does not recommend vinyl siding.

- Issue 10-03: Exterior Color Scheme. The ACC recommends a study to explore additional/alternate color schemes with the goal to provide two or three (Board Approved) different by complementary color schemes to the homeowners. For example, maintain the mahogany color as a common theme in each scheme but provide a different—yet still complementary—siding color and a maximum two additional colors for the window trim panels and/or boxes under windows. Kent Hurton was pointed to the Color Wheel as a possible resource for exploring these alternatives. More to follow at the next ACC and subsequent DRCHOA Board meetings.
- Issue 10-04: Window Box Color. The ACC recommends the DRCHOA Board approve and add a statement in the DRCHOA Operations Manual to the effect that each owner have the option to “stain window boxes the same color as the siding or a contrasting color from the approved palette.” This will legalize those who already have done it and allow those wishing to do so to do so.
- Issue 10-05: Deck Materials. The ACC recommends the DRCHOA Board approved the use a composite decking—such as TREX, ChoiceDek, and Fiberon to name a few—for all horizontal deck surfaces and any vertical ones that it can legally be used for as long as those visible to the public are painted the approved mahogany. Many are not able to be painted thus narrowing the available choices.
- Issue 10-06: Backyard Structures. The ACC recommends the DRCHOA Board approve the construction and maintenance of any structure inside backyards as long as they do not extend more than 6 inches above the fence. Typical sheds are seven or more feet tall thus eliminating them; however, closet-type ones do not thus paving the way for more options.
- Issue 10-07: Exterior Attachments. The ACC recommends the DRCHOA Board approve and add a statement in the DRCHOA Operations Manual to the effect that “any attachment to the exterior of a townhouse visible to the public be painted the same or a complementary color to the background it is attached to.” For example, coax cable run by Cox Communications is generally white; this now needs to be painted tan to match the brick it is attached to.
- Issue 10-08: Home Security. The ACC recommends a study to explore the addition of lighting to townhouses and/or backyard fences. It has been proven that most burglars will not burgle a house that is well light. Further, everyone’s trashcans are lined up in a very dark area who little or no lighting thus exposing ourselves to potential attackers (or the occasional frisky wildlife). To that end, a study to explore the options/combinations that could light up the most vulnerable avenues of approach—our backyards and rear windows needs to be conducted. For example, how would a spot or flood-type light attached to the deck of a house affect to our neighbors? Or, would low-wattage lights attached to the fence by trash cans be effective?

**Conclusions:**

<b>Action items</b>	<b>Person responsible</b>	<b>D e a d l i n e</b>
✓ Board Members will review recommendations for vote at the next meeting	[All Board Members]	[10/07/2010]

**Agenda Item:** New Business

**Discussion:**

- None presented

**Conclusions:**

<b>Action items</b>	<b>Person</b>	<b>D</b>
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**Agenda Item:** Adjourn

**Discussion:**

- Ms. F. Donato made a motion to adjourn.
- Mr. T. Foreman seconded.
- The meeting was adjourned.