

KCPOA Architectural Review Committee  
Meeting Agenda

<https://us02web.zoom.us/j/83024519723?pwd=bThHaU9PMjRkYTNTQW00aXpVTWxVZz09>

Meeting ID: 830 2451 9723

Passcode: 650954

**Date:** February 8, 2022, 1:30pm PST

**Location:** KCPOA Management Office and via Zoom link

**Committee Members:** Barbara Rist, Chairman; Sandi Swinford, EB Liaison; Scott Hente, Member; Mark Stritzel, Member; Fred Van Vurst, Prospective Member

**Management Team:** Diane Hampson, KCPOA Community Manager; Teresa Lamothe, KCPOA Assistant Community Manager

**Call to Order:**

**Quorum:**

**Guests:**

- a. 3850 Hill Circle – Ric & Ali McKown, owners, Dan Sievers, Design Renaissance Architect
- b. 3660 Camels View – Valerie Hunter, owner
- c. RR4 The Preserve – Erik Isaacson, Toll Brothers

**Approval of Minutes:** January 25, 2022 meeting

**Old Business:**

- None

**New Business:**

**1. 3850 Hill Circle: New Construction Package submitted for Preliminary Review and Approval**

- This new construction package was submitted on January 25, 2022. The ARC has requested revisions to the plan as follows:

Provide proposed Grading and Drainage Plan

- a. The existing lot grade falls approximately 9' from back to front. The narrow drainage swales on the sides of the lot may be inadequate for drainage during a rain event.
- b. Retaining walls are placed in the drainage easements and will impede drainage

i. Design by civil engineer recommended  
Provide details for the patio wall at the front courtyard: dimensions and materials

**2. 3660 Camels View: Landscape Remodel Package submitted for Approval**

- This landscape remodel package was submitted on January 26, 2022. The ARC has requested revisions to the plan as follows:
  - a. Show proposed grading elevations at rear of property
  - b. Add lot-specific setback lines
  - c. Provide details on retaining wall dimensions
  - d. Resolve differences between the submitted Landscape Plan and the Color Rendering
    - a. Material used in side yards
    - b. Terracing shown on rear and sides
    - c. Stone that will be used on retaining walls

**Old Business:**

**1. RR4 The Preserve – Revised Landscape Typicals resubmitted for Approval**

- Typical landscape designs were resubmitted on January 25, 2022. The ARC requested enhancements to the original typicals on December 14, 2022. Revisions were reviewed for additional enhancements requested and found that the changes were not made. The ARC has again requested the following revisions:
  - a. Plantings to be added to the rear mulch beds
  - b. Plants and other organic materials be added to the “rock beds” running between the homes

**Other Business:**

**2. Property Maintenance Notifications Accepted**

- None

**3. Management Office Report**

**Next Scheduled Meeting:** February 22, 2022

**Adjournment:**