



KCPOA Architectural Review Committee Meeting
Agenda

<https://us02web.zoom.us/j/82914427274>

Date & Time: February 27, 2024 at 2:00pm

Location: KCPOA Management Office and via Zoom link

Committee Members: Barbara Rist, Chairman; Steve D'Amico, Member; Tom Danner, Member; Nicola Myers-Murty, Member; Jim Gathen, Member

Management Team: Bree Escobar, Assistant Community Manager

Call to Order:

Quorum:

Guests: David Wisham, 3925 Elisa Court

Approval of Minutes: ARC meeting minutes for February 13, 2024 submitted for approval

Guest Comments: Mr. Wisham will be presenting a gift for the KCPOA neighborhood

Old Business:

1. Top of Foundation Certifications – Received and Verified

- a. 3204 Virga Loop

2. Top of Roof Certifications – Received and Verified

- a. None this period

3. Drainage Surveys – Received and Verified

- a. 3139 Virga Loop
- b. 3124 Virga Loop

New Business:

1. 3915 Elisa Court – Remodel Package, Submitted for Approval

The Remodel Package was submitted on February 23, 2024. The project entails re-stucco of the residence exterior and new exterior paint and color. The package was circulated to the committee for review. The motion was made and seconded (Rist/Danner) to grant Final Approval to this project, pending committee member voting at this meeting.

2. 3275 Skywatch Heights – NC Landscape Package, Submitted for Approval

The new construction Landscape Package was submitted on February 23, 2024. The package was circulated to the committee for review at this meeting.

3. 3060 Virga Loop – Landscape Remodel Package, Submitted for Approval

The Landscape Remodel package was submitted on February 26, 2024. The project keeps the

existing landscaping as installed by Toll Brothers but adds additional plants and trees to the yard areas. The package was circulated to the committee for review at this meeting.

4. 3305 Hill Circle – Lot Setbacks

The architect for the planned New Construction project at this address requests a review of the lot setback requirements as they pertain to this corner lot. The documentation was circulated to the committee for review at this meeting.

Ratification of Consent for Actions taken by the ARC between Formal Meetings:

1. 3436 Skywatch Heights – NC Landscape Package, Final Approval

The new construction Landscape Package was submitted on February 13, 2024 and circulated to the committee for review. On February 20, 2024, the motion was made and seconded (Myers-Murty/Danner) to grant Final Approval for this project. Motion carried. The owner was notified in writing. Letter to file.

2. 1690 Hill Circle – Remodel Package, Final Approval

The Remodel Application was submitted on February 20, 2024 and circulated to the committee for review. The project entails new exterior paint and color. On February 21, 2024, the motion was made and seconded (Danner/Rist) to grant Final Approval for the project. Motion carried. The owner was notified in writing. Letter to file.

3. 3163 Virga Loop (RR4) - New Construction Package, Final Approval

The New Construction Package was submitted on February 21, 2024. The complete package, with Plan Review, was circulated to the committee for review. On February 26, 2024, the motion was made and seconded (Rist/D’Amico) to grant Final Approval for this project. Motion carried. The Developer was notified in writing. Letter to file.

5. 3260 Skywatch Heights (RR1) – New Construction Package, Submitted for Approval

The New Construction Package was submitted on February 21, 2024 and circulated to the committee for review. On February 26, 2024, the motion was made and seconded (Rist/D’Amico) to grant Final Approval for this project. Motion carried. The Developer was notified in writing. Letter to file.

Other Business:

- 1. Completed Projects** - The following projects have been completed and inspected by the ARC. The files have been closed and homeowners notified to pick up construction and/or landscape plans. The notification advised the homeowners that any items left in the office after one week from the notification will be destroyed.
 - a. 3139 Virga Loop
 - b. 3124 Virga Loop
 - c. 3220 Virga Loop

2. 129 North Parcel - Update

Management Office Report:

Next Scheduled Meeting: March 12, 2024 at 2:00pm

Adjournment: