



KCPOA Architectural Review Committee Meeting
Agenda

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

Date & Time: February 11, 2025 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: Dakota Santellana

Call to Order:

Quorum:

Guests:

Approval of Minutes: ARC meeting minutes for January 14,2025 submitted for approval

Old Business:

1. Top of Foundation Certifications – Received and Verified

None for this period

2. Top of Roof Certifications – Received and Verified

- 3755 Hill Circle
- 2445 Lyons View Point

3. Drainage Surveys – Received and Verified

- 3020 Virga Loop

New Business:

3438 Crest Hollow View – New Construction Project, Submitted for Final Approval

The New Construction Package was submitted to the ARC on January 27,2025. An initial review of the Plot Plan showed that driveway dimensions did not conform with the lot covenants. The package was returned to the Developer for correction and resubmission. No action expected at this meeting.

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

1. 3720 Camels View – Structural Remodel, Final Approval

This Structural Remodel project, to add an exterior staircase to an existing deck, received Preliminary Approval on January 13, 2025. On January 22, 2025 the owners submitted the Final Package for approval, RBD-stamped construction plans and building permit, which was circulated to the committee for review. On January 24, 2025, the motion was made and seconded (Danner/D'Amico) to grant Final Approval for this project. Motion carried. The owners were notified by email/USPS. Letter to file.

2. 2589 Lyons View Point – New Construction, Preliminary Approval

The New Construction Package was submitted to the ARC on January 23, 2025 and circulated to the committee for review. Prior to this submittal, the owners of this property met with the ARC to discuss lot covenants and design guidelines. On January 24, 2025, the motion was made and seconded (Myers-Murty/Danner) to grant Preliminary Approval to this project. Motion carried. The owners were notified by email/USPS. Letter to file. Construction may not commence until Final Approval is granted.

3. 5128 Lyda Lane – Structural Remodel, Preliminary Approval

This Structural Remodel Package was submitted on January 24, 2025 and circulated to the committee for review. The project entails a room addition with an extended covered patio. Following package review, on January 25, 2025 the motion was made and seconded (Danner/D'Amico) to grant Preliminary Approval for this project. Motion carried. The owners were notified by email/USPS. Letter to file. Construction may not commence until Final Approval is granted.

4. 3426 Crest Hollow View – New Construction, Final Approval

The New Construction Package was submitted to the ARC on January 31, 2025 and circulated to the committee for review. On February 1, 2025, the motion was made and seconded (Gathen/Myers-Murty) to grant Final Approval to this project. Motion carried. The developer was notified by email/USPS. Letter to file.

5. 3915 Star Rise Point – Exterior Remodel, Final Approval

This Exterior Remodel Package was submitted on January 29, 2025 and circulated to the committee for review. The project entails adding solar panels to the residential structure. On January 31, 2025, the motion was made and seconded (D'Amico/Danner) to grant Final Approval for this project. Motion carried. The owners were notified by email/USPS. Letter to file.

6. 3237 Viridian Point – Structural Remodel, Preliminary Approval

On January 31, 2025, the ARC received the Site Plan previously requested for this project to remove an existing rear deck and replace it with an expanded deck, railing, and staircase. Following review, on February 2, 2025 the motion was made and seconded (Danner/D'Amico) to grant Preliminary Approval to this project. Motion carried. The owners were notified by email/USPS. Letter to file. Construction may not commence until Final Approval is granted.

7. 3342 Crest Hollow View – NC Landscape, Final Approval

This New Construction Landscape Package was submitted on January 31, 2025. The ARC requested additional information and cut-sheets. The documents were received on February 5, 2025 and recirculated to the committee for review. The motion was then made and seconded (Gathen/Danner) to grant Final Approval for this project. Motion carried. The owners were notified by email/USPS. Letter to file

Other Business:

Completed Projects - The following projects have been completed and inspected by the ARC. The files have been closed and homeowners notified that they may retrieve printed copies of construction and/or landscape plans; any items not collected within one week from the notification will be destroyed. All electronic files are retained by KCPOA.

- 3835 Camels View – Exterior Remodel
- 5041 Lyda Lane – Exterior Remodel
- 3020 Virga Loop – New Construction with Landscape

Management Office Report:

Next Scheduled Meeting: February 25, 2025 at 2:00pm

Adjournment: