KCPOA Architectural Review Committee Meeting Agenda

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

Date & Time:

August 11, 2026 at 2:00pm

Location:

KCPOA Management Office and via Zoom link

Committee Members:

Tom Danner, Chairman; Steve D'Amico, Member; Jim Gathen, Member; Fred Van Vurst, Member; Barbara Rist, Member and EB Liaison

Management Team:

Dakota Santellana, Assistant Community Manager

AGENDA

1. **Call to Order**
2. **Establish Quorum**
3. **Recognize Guests**

a. Mr. Colin Thomas, Prospective ARC Member

4. **Approval of Minutes:**

ARC meeting minutes for 14 July 2026 submitted for approval

5. **Top of Foundation Certifications – Received and Verified**

a.) 2589 Lyons View Pt.

TOF was received on 21 July and verified, and accepted. Email to owner.

6. **Top of Roof Certifications – Received and Verified**

None this month.

7. **Ratification of Consent for Actions taken by the ARC between Formal Meetings (average time to approve 2.0 Days – same as last month!):**

a.) **2221 Hill Circle**

This structural remodel (New front door) was submitted on 14 July 2026. A motion for approval was made and seconded (Gathen/Van Vurst) on 14 July 2026 to grant Final Approval. Motion carried. The owner was notified by email/USPS. Letter to file.

b.) 3341 Crest Hollow Heights

This project for new artwork on deck was submitted on 15 July 2026. A motion for approval was made and seconded (D'Amico/Van Vurst) on 21 July 2026 to grant Final Approval. Motion carried. The owner was notified by email/USPS. Letter to file.

c.) 3660 Camels View

This landscape project was submitted on 15 July 2026. A motion for approval was made and seconded (Rist/Van Vurst) on 16 July 2026 to grant Final Approval. Motion carried. The owner was notified by email/USPS. Letter to file.

d.) 3715 Camel Grove

This landscape project was submitted on 28 July 2026. A motion for approval was made and seconded (Rist/D'Amico) on 31 July 2026 to grant Final Approval. Motion carried. The owner was notified by email/USPS. Letter to file.

e.) 3805 Alta Vista

This painting project was submitted on 28 July 2026. A motion for approval was made and seconded (Rist/D'Amico) on 28 July 2026 to grant Final Approval. Motion carried. The owner was notified by email/USPS. Letter to file.

f.) 3132 Virga Loop

This landscape project was submitted on 06 August 2026. A motion for approval was made and seconded (Rist/D'Amico) on 07 August 2026 to grant Final Approval. Motion carried. The owner was notified by email/USPS. Letter to file.

g.) 3840 Hill Circle

This landscape project was submitted on 07 August 2026. A motion for approval was made and seconded (Van Vurst/Rist) on 08 August 2026 to grant Final Approval. Motion carried. The owner was notified by email/USPS. Letter to file.

h.) 3685 Hill Circle

This structural remodel project was submitted on 07 August 2026. A motion for approval was made and seconded (Rist/D'Amico) on 08 August 2026 to grant Final Approval. Motion carried. The owner was notified by email/USPS. Letter to file.

8. **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.

a.) 129 North – Site Planning (7/14/2026)
b.) 2500 Hill Circle – Landscape (7/21/2026)

9. Withdrawn Projects – No Response from Owner

a. 3341 Crest Hollow View – Remodel

10. Old Business

a. **3810 Edgecliff Ct**

The owner had appealed to the Executive Board to have the ARC denial reversed. On 03 August 2026, the Executive Board announced their decision to uphold the ARC denial. The next steps in this project now rest with the owner to submit a revised plan to correct the TOF. No action expected at this meeting.

b. 3685 Hill Circle

On 29 July 2026, owner submitted a revised plan resolving many of the issues previously raised by the ARC. However, the revised plan still called for a roof overhanging the rear setback, which is not allowed. Second denial letter was sent to the owner on 29 July 2026. No action expected at this meeting.

c. **3010 Shadybrook Lane**

The issue of the disallowed shed in the backyard was remanded to the Covenants committee. No further information available.

11. New Business

a. Discussion on status reporting in ARCOS
b. From the floor…

12. Adjournment

Next Scheduled Meeting:

08 September 2026 – 2:00 PM