

**RIVERRIM COMMUNITY ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE
MONDAY, MAY 10, 2010
DOLORES ELLIS' HOME**

MINUTES

The Architectural Review Committee Meeting of the RiverRim Community Association was held on Monday, May 10, 2010 at 7:00 p.m. at the home of Dolores Ellis.

All three (3) committee members were present; therefore there was a quorum.

Committee Members Present: Richard Kelly, Chairperson
 Simon Kramedjian
 Dolores Ellis

CLPM Representative Present: Susan Quartucy

Richard Kelly, Committee Chairperson, welcomed everyone at the meeting and called the meeting to order at 7:00 p.m.

Mr. Kelly informed the other ARC Committee Members that he attended the May 6th RiverRim Board of Directors Meeting at the home of John Wytsma to discuss the following issues.

Mr. Kelly stated that he discussed with the Board Members the letter of appeal received from the owner of Lot 156 in regards to a trampoline in the backyard of Lot 161. The owner has appealed the ARC Committee approval stating that their home backs up to Lot 161 and feels that the trampoline is in conflict with Article 12.7 and 12.10 of the CC&R's. A photo was included to illustrate why they find the apparatus offensive. The owner feels they now have an unsightly view of the six poles adhered to the trampoline and the net, which they have to tolerate all year long. Their even bigger concern is the noise created by the children using the trampoline which disturbs their peace and quiet while enjoying their deck.

The owner has requested that the CC&R's be amended to include a provision allowing adjacent neighbors to comment on ARC Request and would like this decision reversed.

The Board discussed the concerns stated in this letter of appeal and felt that the approval of the trampoline should remain. However, perhaps the letter back from the ARC Committee should request they work out a direct resolution with their neighbor to come up with some terms as a way to be respectful of their neighbors.

Mr. Kelly informed the Board that the process whether to approve a portable basketball hoop is not a matter for the ARC Committee, it's a matter for the Board to review. Portable basketball hoops are not modifications, additions or alterations to units/homes. Mr. Kelly asked the Board what is their position on its role in enforcing 12.7 of the CC&R's.

The Board agreed that any discussion or approval process of portable basketball hoops should come before the RiverRim Board of Directors. John Wytmsa stated that he feels that RiverRim is a family friendly community; therefore, portable basketball hoops should be allowed to be kept in the driveway while kids are using them, which is why the Board adopted the previous RiverRim Architectural Review Guidelines and Procedures Handbook which states that hoops that are in good repair and sound condition may remain on driveways between the dates of March 1st through October 31st each year. Hoops shall be put away on a daily basis when not in use between November 1st and February 28th.

The Board requested that the ARC Committee leave this verbiage as is in the ARC Guidelines and Procedures Handbook.

ARC Committee member, Simon Kramedjian, stated that he does not agree with the Board's view on Portable Basketball Hoops and stated that the Board has no right to have a policy that conflicts with the original CC&R's for the community. Mr. Kramedjian stated he would be attending the next Board Meeting to discuss this matter further.

Richard Kelly informed the Committee Members that he recently met with Mr. Thompson and Ms. Meister in regards to the necessary steps required in order for them to have an approval of the installation of another patio cover. Mr. Kelly requested the homeowner complete and submit a new application for the ARC Committee to review and he recommended that they come up with a new design.

The ARC Committee discussed the fact that the existing posts are still remaining from the patio cover that was removed. The committee requested that Susan Quartucy of Crystal Lake Property Management send them a letter requesting removal of the final remnants of their previous patio cover/pergola within thirty (30) days of receipt of this letter. Fines will be assessed if they do not comply with this request.

Approval of Minutes

The Architectural Review Committee Members received and reviewed the minutes from the April 12, 2010 Committee Meeting.

A motion was made by Dolores Ellis, seconded by Richard Kelly to approve the minutes as prepared by Crystal Lake Property Management. The motion passed with two (2) affirmative votes and one (1) abstention by Simon Kramedjian.

Architectural Review Requests

Lot 122 **Exterior Paint**

The committee received and reviewed an ARC Request from the owner of Lot 122 submitted along with their choice of exterior paint colors for their home.

A motion was made by Dolores Ellis, seconded by Simon Kramedjian and carried unanimously to approve the exterior paint colors selected for their home.

Lot 244 **Solar Tubes**

The committee received and reviewed an ARC Request for the installation of two (2) Solar Tubes to be installed by a company referred to as Solatube.

A motion was made by Dolores Ellis, seconded by Simon Kramedjian and carried unanimously to approve the installation of two (2) solar tubes per the information submitted.

General Discussion – Continued Business

The ARC Committee continued to work on the revisions to the RiverRim Architectural Review Guidelines and Procedure Handbook. The committee completed the revisions made to the original handbook.

Each of the committee members will receive a final copy for review prior to submitting to the RiverRim Board for review and approval.

A motion was made by Simon Kramedjian to adjourn the meeting at 8:30 p.m.

Respectfully Submitted:

Susan Quartucy
Property Manager

Acknowledged By:

Richard Kelly
ARC Committee Chairperson