

Bent Tree Property Owners' Association

ACC Meeting Minutes Summary

WEDNESDAY, October 2, 2019

ACC Attendee's at Rosie's Diner, 5:30pm:

Existing Members – Jimmy Myers, Secretary; Linda Hoyt; Matt Dunston, Chairman

Excused absences – None

Non-Members – None

Resident remarks – Not applicable

- 1) Approved September 4, 2019 ACC Meeting Minutes
- 2) Outstanding/Pending Change Applications:
 - a. Outstanding May 9 Change Application from owners at 1360 Ambergate Ct (Lot #235) for addition of a free standing deck/tree house . . . still **On Hold** awaiting submission of detailed architectural drawings. Jimmy sent them a reminder e-mail message, no response.
 - b. Conditionally Approved Change Application from owner on 1315 Ambergate Ct (Lot #240) for 4-car “attached” garage house addition . . . still **Awaiting Submission** of final right elevation plan/rendering.
 - c. Partially Approved Change Application from owners on 1215 Scarsbrook Ct (Lot #171) for concrete patio extension only. . . **Awaiting Submission** of detailed specifications/plans for deck replacement. Owner e-mailed that they will be forthcoming.
- 3) Administrative Approval granted for Change Application from owner at 17375 Charter Pines Drive (Lot #80) for adding stucco in place of wood siding and changing trim colors.
- 4) Approved Change Application from owner at 17230 Colonial Park Drive (Lot #191) for roof replacement with GAF Timberline UHD either identical color (Weathered Wood) or different brown color (Barkwood).
- 5) Approved Change Application from owner at 1325 Scottswood Drive (Lot #24) for installation of an outdoor pre-fab sauna at the right rear of the house. Location subsequently changed to left rear of the garage . . . Matt and Jimmy reviewed and approved revised location.
- 6) Approved Change Application from owner at 17740 Merryhill Court (Lot #7) for deck replacement/expansion.
- 7) Outstanding/Resolved ACC Violations due to no Change Application submissions:
 - a. Vacant lot at 1310 Embassy Court (Lot #99) under construction: Tree clearing, grading and culvert installation. Owner/builder to submit Architectural plans and new construction ACC Change Application at next month's meeting. **PENDING.**

- b. 1255 Scottswood Road: Concrete blocks on street: probable damaged mailbox replacement. Confirmed, **CLOSED**.
 - c. 17690 Charter Pines: Asphalt roof replacement . . . Matt met with homeowners and found that replacement shingles are identical to existing. Thus, ACC provided Administrative Approval without need for formal Change Application . **CLOSED**.
 - d. 17125 Colonial Park: Deck demolition and replacement . . . Jimmy stopped and talked to homeowner and son (latter doing the work) and advised they needed a BTPOA ACC Change Application with construction plans/details. Son promised to submit. Son mentioned about dropping deck height 2 feet. Matt discussed with owner's wife. **Awaiting Submission** of promised Change Application.
 - e. 1315 Embassy Court: stone work additions to entrance pillars . . . ACC agreed to give Administrative Approval without formal Change Application. **CLOSED**.
 - f. Lot #163 Brenthaven Ct. proceeding with roof replacement . . . Matt met with homeowners and found that replacement shingles are identical to existing. Thus, ACC provided Administrative Approval without need for formal Change Application. **CLOSED**.
- 8) Matt met with owner at 1430 Burgandy Court regarding potential addition of large pre-fab shed. Considerably larger than the ACC's maximum 10'x12' size. Matt to inform owner this will not be allowed/approved.
- 9) Future Meeting Schedule: First Wednesday of the month @ 6:00 at Rosie's Diner or Village Inn: November 6th, December 4th, January 1st? (holiday), February 5th.
- 10) Adjournment