

HACIENDA CARMEL COMMUNITY ASSOCIATION
MINUTES OF ARCHITECTURAL REVIEW COMMITTEE MEETING
Egon Durr Board Room
Wednesday, July 9th, 2025

DRAFT

COMMITTEE MEMBERS PRESENT:

Connie Winners, Committee Chair
Ken Rothstein, Board Liaison
Karen Jeffries, Committee Member
Sam Parsons, Committee Member
Flossie Stowell, Committee Member
Rochelle Blank-Zimmer, Committee Member
David Mills, Alternate Committee Member
Catherine Robinette, Recording Secretary

ABSENT:

None

1. CALL TO ORDER:

Ms. Winners called the meeting to order at 9:30am.

2. APPROVAL OF MINUTES

The committee considered the minutes of the June 11th, 2025 meeting. Ms. Zimmer made a motion to approve the minutes. Ms. Stowell seconded the motion which carried unanimously.

3. CORRESPONDENCE

Ms. Winners read 2 letters, one regarding landscaping and the other regarding mailboxes.

4. MANAGER'S REPORT

Ms. Robinette reported on the Juniper and tree removal for fire mitigation, and laundry room refurbishment.

5. BOARD LIAISON REPORT

Mr. Rothstein had nothing to report at this time.

6. MEMBER REQUESTS FOR CHANGE OR ADDITION TO UNIT

Unit #86 – Owner requests approval for the following: Install new dual-pane windows in bathroom, bedroom and kitchen. Ms. Jeffries made a motion to approve the request. Ms. Zimmer seconded the motion, which carried unanimously.

Unit #234 – Owner requests approval for the following: (1) Add 2 new dual-pane windows in the eastern exterior wall off the living room (**variance**) Ms. Zimmer made a motion to recommend to the Board to approve the request. Ms. Jeffries seconded the motion, which carried unanimously. (2) Remove the bushes from the east end of unit #234, 0 to 5 zone (**variance**) Ms. Zimmer made a motion to recommend to the Board to approve the request. Mr. Parson seconded the motion, which carried unanimously.

Unit #278 – Owner requests approval for the follow: (1) Extend patio 4'x15' with stained concrete. Mr. Parsons made a motion to approve the request. Ms. Zimmer seconded the motion, which carried Unanimously. (work to be done by Davie Mora) (2) Remove gas furnace and replace with 2 ENVI electric heaters. Mr. Parson made a motion to approve the request. Ms. Stowell seconded the motion, which carried unanimously. (3) Install heat lamp and ENVI heater in bathroom. (to be done by licensed contractor) Ms. Stowell made a motion to approval the request. Mr. Parson seconded the motion, which carried unanimously.

7. UNFINISHED BUSINESS

- (a) New pole lights: Ms. Zimmer had a handout for the ARC members of designs of new pole light tops. She explained that we might need to get new poles or a “filter” to adjust for size of our poles to make the new pole light top fit properly. (The recording secretary was not availed of a copy)
- (b) Self-serve Mailboxes in Casa Fiesta: Mr. Parson had a handout of USPS compliance wall mounted mailboxes. The committee discussed cost, placement of mailboxes and requirements for USPS. Mr. Parson to bring more information to the next ARC meeting.
- (c) Pool deck refurbishment – tabled until next ARC meeting.
- (d) Laundry rooms paint color – tabled for paint sample at next ARC meeting.
- (e) Entrance design plan: The committee looked at 2 different designs, and after a short discussion The committee asked to look at more designs at the next ARC meeting.
- (f) Casa Fiesta exterior planters: Ms. Winners wanted the committee to think about having not just planters, but to add benches against the wall between the Casa Amigos room doors. This will be discussed at the next ARC meeting.

8. NEW BUSINESS

- (a) Relocate coffee station: the committee had a short discussion on moving the coffee station, possibly putting it where the piano is in the lobby area. The committee will discuss more at next ARC meeting.
- (b) Discussion of areas of vegetation removal: The committee had a long discussion on the berm areas where Junipers have been removed. The committee does believe those are the priority areas. The committee also want to look at the plants for fire mitigation, cost and maintenance of plants They discussed possibly using ice plant for those areas, but wants to look at other plants for berm protection from erosion. The committee has tasked Ms. Jeffries to do research on other possible plantings the berm areas.
- (c) E&E request for TV in lobby to display upcoming events – tabled until nest ARC meeting.

9. MEMBER COMMENTS:

Members had comments regarding landscaping, entrance design plans and laundry rooms refurbishment.

10. ADJOURNMENT

The meeting adjourned at 12:25am. The next meeting is scheduled for Wednesday, Aug 13th at 9:30 am in the Durr Room.