

HACIENDA CARMEL COMMUNITY ASSOCIATION
MINUTES OF ARCHITECTURAL REVIEW COMMITTEE MEETING
Egon Durr Board Room
Wednesday, Aug 13th, 2025

DRAFT

COMMITTEE MEMBERS PRESENT:

Connie Winners, Committee Chair
Karen Jeffries, Committee Member (by phone speaker)
Sam Parsons, Committee Member
Flossie Stowell, Committee Member
Rochelle Blank-Zimmer, Committee Member
Catherine Robinette, Recording Secretary

ABSENT:

Ken Rothstein, Board Liaison
David Mills, Alternate Committee Member

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 July 9th, 2025 meeting. Ms. Zimmer made a motion to approve the minutes. Mr. Parsons seconded the motion which carried unanimously.

3. CORRESPONDENCE

When doing the new entry design sign consider the stone used at the sign on Carmel Valley Road and the entry pillars. Erosion control on berm during winter rains. Modify globe lights. Add benches to view river. Bring color into the dining room.

4. MANAGER'S REPORT

Ms. Robinette reported that Specialty Tree service will be on the property to ground down three stumps at units #160, #98 and the stump from the Blue Eucalyptus tree by unit #143.

5. BOARD LIAISON REPORT

The variance request from 234 to install 2 windows in the east side wall and to remove landscape in the 0-5 zone was approved by the board.

6. MEMBER REQUESTS FOR CHANGE OR ADDITION TO UNIT

Unit #146— Owner requests approval for the following: Cut back ivy by 2 feet in common area along sidewalk to the gate of #147. Owner would like to plant flowers, and would be responsible for maintaining flower bed. Ms. Stowell made a motion to deny the request. Ms. Zimmer seconded the motion, which carried unanimously.

Unit #242 – Owner requests approval for the following: Replace gas furnace with 1 or 2 ENVI electric Heaters. Not to be hard wired. Mr. Parsons made a motion to approve the request. Ms. Zimmer seconded the motion, which carried unanimously.

7. UNFINISHED BUSINESS

(a)Power point presentation for berm planting. Ms. Jeffries gave a comprehensive presentation on plants to preserve the berm areas where junipers were removed. After the presentation the committee had a lengthy discussion on plant choices, and what areas are the priority. Ms. Winners made a motion to recommend to the Board to have management start prepping areas in front of units #126, #1, #151, #213 thru #217, rear of #214 and #217, and wait to address area by #134. Ms. Zimmer seconded the motion, which carried unanimously.

- (b) New pole lights: Ms. Zimmer passed out a picture to the ARC committee members of new pole light top. She talked about aesthetics, functionality, efficiency, longevity and warranty. Ms. Zimmer would like to ask the lighting designer that Riverwood Condo Association used for their new lighting to walk the property with her and other committee members. She believes it will be at no cost to Hacienda. After a short discussion, Ms. Zimmer made a motion to have management replace the sample pole lights in front of Casa Fiesta back to the globe light that were there. Mr. Parsons seconded the motion, which carried 4 yes and 1 no.
- (c) Self-serve Mailboxes in Casa Fiesta: Mr. Parsons stated after looking at different areas in Casa Fiesta to place the self-serving mailboxes, he believes that going with the USPS boxes won't work. There is not enough room for them because of the restrictions and rules that need to be followed. He explained there are two ways to have mailboxes, one is commercial (USPS) and the private, which means have our front desk crew still load from the back and members can get their mail from the front. After a short discussion the committee decided to table the project for now.
- (d) Pool deck refurbishment: Ms. Robinette talked about the two bids from pool decking companies, and brought samples of the products that could be used. After a short discussion the committee decided to table the discussion until the management gets a third bid.
- (e) Laundry rooms paint color: Ms. Robinette showed the committee samples of Hacienda colors for the laundry rooms, after a short discussion Ms. Stowell made a motion to approve the color white for all laundry rooms. Ms. Zimmer seconded the motion, which carried 4 yes and 1 no.
- (f) Entrance design plan: The committee decided to table the discussion for now.

8. NEW BUSINESS

- (a) Refurbishment of Casa Fiesta kitchen: Tabled
- (b) Discussion for new landscape design plan: Ms. Robinette stated she feels that Hacienda should bring in a Landscaping Design company for the new drainage area for many reasons, including making sure the new drainage area works properly. After a short discussion Ms. Zimmer made a motion to recommend bringing in a landscape company for designs for the new drainage area by #169. Ms. Stowell seconded the motion, which carried unanimously.
- (c) E&E tabled the request for information TV in the lobby at this time.

9. MEMBER COMMENTS:

Members had comments regarding glare from new pole lights tops and new landscape design plans.

10. ADJOURNMENT

The meeting adjourned at 12:07pm. The next meeting is scheduled for Wednesday, Sept 10th at 9:30 am in the Durr Room.