

**HACIENDA CARMEL COMMUNITY ASSOCIATION  
MINUTES ARCHITECTURAL REVIEW COMMITTEE MEEETING  
Tuesday, November 11, 2025, Egon Durr Board Room**

**COMMITTEE MEMBERS PRESENT**

Connie Winners, Chair  
Karen Jeffries  
Sam Parsons  
Flossie Stowell

Rochelle Blank-Zimmer  
David Mills, Alternate  
Ken Rothstein, Board Liaison - **Absent**  
Catherine Robinette, Community Manager

**CALL TO ORDER**

The chair called the meeting to order at 9:30 AM.

**APPROVAL OF MINUTES**

The committee approved the minutes of October 10, 2025, with the following noted for the record. Approval in the form of an email of a gas range and hood not to exceed \$1935.91 for Casa Fiesta kitchen, expended from the Reserve Account, and approval by the Board to purchase a digital TV monitor as requested by E&E. Motion to approve the minutes as noted made by Ms. Blank-Zimmer, seconded by Mr. Parsons, carried unanimously.

**CORRESPONDENCE**

**Unit 247** request for pharmacy style floor reading lamps at each sofa by the fireplace in Casa Central. Examples presented. Placed on December agenda for further evaluation.

**Unit 214** Additional correspondence requesting adding color to the Casa Central dining room. Ms. Stowell offered to work with the resident to review the recommendations.

**COMMUNITY MANAGER REPORT**

- Areas on the berm have been planted; waiting for a few plants for 217. Installing waddle at 126 and 214-216
- Laundry rooms, a white was selected for the walls. A bid from Home Depot to change windows to dual-paned starting with #1-3 and the doctor's office.
- Landscape Design proposal for 169/170 from Cagwin & Dorward reviewed by management was sent back for changes in the plant and tree selection.
- Lighting Task List 2024, changes made at some breezeways and looking for a down light for the EV charging area and end of carports.

**BOARD LIAISON REPORT**

The Board approved:

- Purchase of Gas range and hood for Casa Fiesta Kitchen
- Lighting Task List 2024 for management to direct completion

**MEMBER REQUESTS FOR CHANGE TO UNIT OR COMMON AREA PLANTING**

- **Unit 158:** Request to replace two dead Toyons previously approved by ARC in the reparation area #1, adjacent to the HCCA riparian area. Maintaining of the new plants will be done by the HCCA Garden Club. Motion made by Ms. Stowell, seconded by Mr. Parsons, recommend approval to the Board as a variance.

## **UNFINISHED BUSINESS**

- **Lighting:** An evening walk was held with the electrician from Carmel Valley Manor. With his many years of experience, recommendations, and the fact that the pole/globe lights are the only thing funded in the Reserve Account we will be looking at options to replace with dark-sky compliant fixtures wherever possible. However, knowing this is a senior living community safety is the number one consideration of the committee.
- **Pool Deck Refurbishment:** Management has now obtained three bids for three different products for consideration. Color selection of the final application will be reviewed by ARC in their purview.

## **NEW BUSINESS**

**Trees and Juniper** removal were discussed. It was the recommendation from management and ARC committee to request the approval from the Board to remove two large existing trees on the west side of Casa Amigos due to fire mitigation and ongoing requirement to prune. A motion was made by Ms. Stowell, seconded by Ms. Blank-Zimmer to recommend to the Board removal of the two large existing trees, passed unanimously.

## **TABLED PROJECTS**

Entrance Sign Design at wall/300  
Self-Service Mailboxes – Casa Central

## **MEMBER COMMENTS**

Mr. Quinn was invited to speak and present property issues for ARC consideration centered around vegetation in the common areas and compliance with State Laws regarding vegetation distancing.

## **ADJOURNMENT**

The meeting was adjourned at 11:30 AM. The next meeting is scheduled for Wednesday, December 10, 2025, at 9:30 AM in the Durr Room.