

Modifications Committee Meeting Minutes, March 11, 2008

Attending: Jane Fay, Anne Chernis, Jean Grutta, Dottie Schultz and Bob Shriver.

The meeting was called to order by Jean Grutta at 2:35PM.

The minutes from the February meeting were approved.

Old Business:

The Committee's proposed revision for Lighting was approved and the amendment became effective Tuesday, March 11, 2008. It is now included in the Bellasera Design Guidelines page 23-24 paragraph J. Numbers 1-6 remain unchanged. Number 7 has been revised.

J Lighting.

7. All fixtures should be incandescent, halogen, florescent or "warm light" LED lamps less than fifty (50) watts. Colored lamps are not allowed. Where accent or access lighting is desired, low voltage lighting is recommended and preferred because of its ability to produce dramatic lighting effects using LOW WATTAGE lamps. All such lighting fixtures should be dark in color with a matte finish. Lighting design should consider the use of down lights over uplifts to lessen the impact to the nighttime sky. Such lighting should be used in moderation as needed to produce reasonable and safe visibility for access and accent.

A copy of the new amendment "J" Lighting # 7 was mailed to all Board Members, Keith Christian and Earlene Morgan.

Changes to the Bellasera Design Guidelines regarding height restrictions for homes, garages and Gazebos were discussed.

New Business:

There were two new Modification applications.

1. Philip and Priscilla Castrovinci, 7251 East Brisa Drive. Replace existing water feature with a new one. Also remove a water feature in the courtyard, replacing with a simple water boulder feature. An on site review by 2 Modification Committee members was done in February, 2008. Application approved.

2. Dean and Karen Husted, 7370 East Brisa Drive. Change in the North and 24 feet of West wall to block the view of the shopping center. The fence will be block with sections of powder coated grates and remain the existing color and 6 feet in height. The addition of a covered Gazebo.

The Gazebo beams will be wood, painted the color of the house overhang. The rafters will be metal. The height will not exceed 12 feet. Because of the trapezoidal shape of the Gazebo pad a variance was granted NOT to exceed 160 square feet. An onsite inspection was done by the Modification

Committee Members on Tuesday, March 11th. Application Approved.

The next meeting will be Tuesday, April 8, 2008 at 2:30PM. Applications need to be submitted to Management by NOON on Thursday, April 4th.

The meeting was adjourned at 3:45PM.

Respectfully submitted,

Dottie Schultz

Secretary