

Modifications Committee Meeting Minutes, May 13, 2008

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

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

The minutes from the April meeting were approved.

Old Business:

Dean and Karen Husted, 7370 E. Brisa Drive. Called our chairperson, Jean Grutta, to let the Committee know they had city approval for their gazebo. Their painter could not paint the fence due to the heat. If the painting is not completed by June 13, 2008 they will need to apply for an extension.

Clark and Carolyn Amos, 7594 E. Visao Drive. Final inspection of completed project was done on Saturday, May 10, 2008. Excellent job.

There was discussion of an updated and expanded amendment to the Design Guidelines on height restrictions, pages 11 C 2 and 15 111 A 2. This will be completed at our June or July meeting.

A NEW form for a Bellasera Certificate of Compliance, to be included with the residents Modification Application, was drafted. This will be presented at the June meeting for further discussion.

New Business:

There were 3 applications.

1. Robert and Emily Shriver, 7498 E. Visao Drive. Install a security door to the front entry of the house. The design is similar to designs shown in Bellasera Design Guidelines. It will be painted to match Bernard Brown with a dark brown screen. Approved.

2. Henry and Janice Lewandowski, 7646 E. Pasaro Drive. Install double screened security doors over French doors in their third bedroom/office. These doors are not visible from the street. The color will be a dark brown called Copper Texture and the screen will be a dark color called charcoal. Approved.

3. Theodore and Patricia Dixon, 7788 E. Baloa Drive. Review and approval of Final plans.

1. Building of the pool and spa. Approved.

2. A 4 foot high stone wall covered with flagstone to create a front courtyard. Approved.

3. A gas burning fireplace hidden and backed up to the front courtyard wall no higher than the planned wall. Approved.

4. A low water scape in the front courtyard area, unseen from the street. Approved.

The Modification Committee made an on-site inspection at the Dixon residence on Friday, May 16, 2008.

1. Bathroom Privacy wall placed in front of the bathroom windows, covered with stack stone from front wall. Approved.

2. 18 foot long by 8 feet wide by 10 feet high free standing architectural feature on 4 pillars to be placed between the patio and pool decking. This will be the color of the house. Approved.

3. Landscaping: Followed the Design Guidelines with trees, cacti, flowering plants, boulders, flagstone and granite. Approved.

4. Fireplace/grill. Fireplace facing South, grill facing

North; 6 ft wide by 5 ft deep structure constructed of stone and stucco. Fireplace cap to be at 12 ft high and 10 feet from side view fence. NOT approved.

5. 12x15 foot Ramada on 4 stack stone and wood pillars with flagstone floor on the East side of the house. Length running North and South. NOT approved.

The Modification Committee requested another on-site inspection of the 2 structures we disapproved.

The next meeting will be Tuesday, June 10, 2008 at 2:30P.M.

Applications need to be submitted to Management by NOON on Thursday, June 5th.

The meeting was adjourned at 4:05 P.M.

Respectfully submitted,

Dottie Schultz

Secretary