

## Architectural Review Board Update 17 January 2019

1. ARB members include Peggy Cronin (Chairperson), Charlie Patterson, and Bucky Walsh.
2. Building plans for Lot 23 have been approved and construction has begun.
3. The ARB has prepared a construction checklist for lot owners and builders identifying the details the ARB requires to approve construction of new structures. The checklist will serve to ensure the ARB is receiving complete and consistent information from diverse sources. Once finalized, the checklist will be posted in the ARB section of the Indian Springs website and will become part of the construction package submitted to the ARB.
4. At the November 2018 Board meeting, the President requested Mark Stoler meet with the various committee members to determine when the Board should be given a heads up to potential contentious issues. The ARB discussed and feels this contingency is already provided for in the CCRs. *In essence, the CCR's determine that the role of the ARB is to regulate activities for the community to preserve and enhance property values and maintain harmonious relationships among structures and landscaping (7.02 ARB Duties). The CCR's state that lot owners may appeal ARB decisions and actions to the Board (7.04 Procedure). When the Board or a member is approached about an ARB issue, the ARB would expect the appropriate response by the Board to indicate the matter will be looked into and take the appropriate action, based on urgency, to engage the ARB for a resolution.*
5. The ARB conducted a community fall review in November 2018 and notified neighbors of the need to remove dead/fallen trees on lots 18, 24, 35, 36, 40, 46, and 52. In addition, the ARB requested removal and appropriate storage of of miscellaneous gardening and household items that have been sitting unattended on Lots 28 and 40.

### **Action Items**

- Provide final approval for construction on Lots 5 and 30