

## ACC Meeting 3 October 2023

### I. Call to Order

The ACC meeting was held on October 3rd 2023. Mark Laliberte called the meeting to order at 6:32 PM. Committee members present; Dave DiSanto, Robyn Baker, Jim Gibbs. Rick Nelson and Mark Laliberte were present via ZOOM, Gil Stedman was absent. Members present were; Stan and Havel Zdeb, Phil and Carol Bender, Bob Swan, Johnnie Deremo. Members present via ZOOM; Ann DiChiara, Stacy Holland, Kathy Swan, Tyler Green (architect), Kris Kiriazov, Ed Chavez (architect), Bork

### II. Opening Comments

Mark had no opening comments and asked if members wished to address the Committee. There were none.

### III. Approval of Consent Agenda

Dave DiSanto moved to accept the meeting agenda as published, Robyn Baker, 2nd, the motion passed 5-0-1. Dave DiSanto moved to accept the meeting minutes from 1 August 2023, Robyn Baker 2nd, the motion passed 5-0-1.

### IV. Old Business

**Guidelines on Fire Safety During Construction** - Jim Gibbs provided an update on developing fire safety guidelines for construction within the community. He found National Fire Protection Association (NFPA) standard for safeguarding construction and suggested the THVFD review them for specific use in the community. The Committee will then use THVFD recommendations to incorporate into the ACC's Policies and Procedures.

**Revision to May 16, 2023 Minutes** - Rick Nelson said that a statement was submitted from a guest speakers that the opening remarks section of the ACC May 16, 2023 meeting minutes were incorrect. Rick suggested the opening comments section of the minutes be revised as a whole and replace with the following; Mark had no opening comments and asked if members wished to address the Committee. Steve Rensel posed a multi-topic question. Rick Nelson asked him to submit each question, issue, or complaint in writing and send it to the ACC. The ACC could then respond to each issue specifically. Mark Laliberte moved to accept the revision to the minutes, Jim Gibbs 2nd, the motion passed 5-0-1.

### V. New Business

**Lot 76 Final Review** - Lot 76 had been in violation of the DofRs for starting construction without final approval. The property owner cooperated fully, shutting down the project until authorization was received. Lot 76 plans were reviewed. Neighboring property voiced concerns of building height impact on views and the potential for noise from a planned sports court. The Committee deferred final approval asking for clarification of retaining wall heights, finished floor height above grade, and overall building height. A letter to the owner will be sent asking for the clarifications. Also, the owner will be asked to possibly move the sports court away from neighboring property line or mitigate noise from the courts use. The Committee also asks the owner to provide a copy of all plans and permits to the ACC.

**Lot 95 Auxiliary Structure Final Design** - Lot 95 had been in violation of the DofRs for beginning construction without final approval. The property owner cooperated fully, shutting down the project until authorization was given. Lot 95 plans were reviewed. All DofR requirements have been met with regard to

setbacks and building height. Rick Nelson moved to give final approval, Robyn Baker 2nd, motion passed 5-0-1.

**Lot 130 Final Design Review** - Lot 130 project is on hold pending approval from Maricopa County.

**Lot 195 Complaint Concerning Overflow Washing Intrusion** - The owners of Lot 195 expressed concern about erosion and wash overflow on to their property. Heavy rain causes erosion over their driveway and onto the road. The owners were advised to contact the MCDOT. A County website was provided for property owners to express concerns over roadway conditions. The Committee also advised that regulations regarding washes state that 'entrances and exits to washes can not be modified but washes within a property can be there is no affect on the exit. The owners were advised to contact the County concerning any suspected wash violation.

**Lot 35 Landscape Plan** - The owner of Lot 35 presented plans for new landscaping to including new walls (less than 4 feet high), lighting, and vegetation. The Committee reviewed the plans finding they were in compliance with the DofRs. The Committee suggested the owners contact the County as a building permit might be required for the new 'low height' walls. The owners well also advised to make sure the lighting followed the County's Dark Sky Initiative. Approval was given pending submission of plans and permits.

**Lot 219D Storage Shed Approval** - The THVFD submitted a request to install a shed on the Firehouse property. No county permit is required and the shed location meets setback requirements for commercial properties. Robyn Baker move to approve the request, Rick Nelson 2nd, motion passed 5-0-1.

**Lot 167 Pre-Design Meeting** - The owners of Lot 167 presented design concepts and description of a planned remodel. The owners were advised of the DofR requirements and process as set for in the ACC Policies and Procedures. The owner submitted the completed project design form in advance of the meeting. The Committee looks forward reviewing the preliminary design at the next meeting.

## **VI. Adjourn**

Robyn Baker move to adjourn, Dave DiSanto, 2nd, motion passed 5-0-1.

## **VII. Executive Session (If necessary)**

- None