

ARCHITECTURAL REVIEW COMMITTEE MINUTES

January 11, 2023

CALL TO ORDER: Tom Dyne, chairman, called the meeting to order at 4:05 pm. Lee Eastman, Drew Heederik, Perry Shy, Mike Dean, Kevin Eason and Anita Gardner were present.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Tom Dyne. Drew Heederik and Lee Eastman seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Kelli Wise at 80 Shadow Lane to place a dumpster on property.
2. Unanimously approved a permit request by Gerald & Susan Muench at 31 Poplar Point to expand the existing deck & cover, move stairs to the side.
3. Unanimously approved a permit request by Perry Shy at 190 Holly Ridge to replace the chase & cover on the chimney.
4. Unanimously approved a permit request by William Reeves at 85 Hideaway Dr. to install 60 ft of vinyl piling. Add flagstone to seawall & pathway to the beach. Add river stone to beach area. Add rip rap to seawall.
5. Unanimously approved a permit request by Richard D. Johnson at 811 Beach Island Trace to replace stringers, side plates & decking on upper dock.
6. Unanimously approved a permit request by Tommy L. Ray Jr. at 60 Hideaway Loop to add a 4 ft black fence to yard.

7. Unanimously approved a permit request by Julie & Harry Otto at 733 Fairway Ridge to add 10 ft to existing garage for storage.
8. Unanimously approved a permit request by Greg & Elaine Lucas at 170 Holly Ridge to replace 28 deck boards on deck & stain. Replace damaged plywood floor in boat house.
9. Unanimously approved a permit request by Raymond DePasquale at 203 Chinquapin Pass to remove marked trees.
10. Unanimously approved a permit request by Pamela Mashburn at 60 Brookwood Lane to repair joist & board on dock.
11. Unanimously approved a permit request by Lakeview Development Group, LLC at Lot 24 The Hideaway to construct a new home.
12. Unanimously approved a permit request by McIntyre Home Builders at Lot 4 Cabins on the Green to add a new home.
13. Unanimously approved a permit request by McIntyre Home Builders at Lot 5 Cabins on the Green to add a new home.
14. Unanimously approved a permit request by Lakeview Development Group, LLC at Lot 22 The Hideaway to add a new home.
15. Unanimously approved a permit request by Lakeview Development Group, LLC at Lot 23 The Hideaway to add a new home.
16. Unanimously approved a permit request by Blue Creek Building Co. LLC at Lot 21 The Landing Phase 1 to add a new home.

OTHER BUSINESS: The ARC reviewed a permit request for subdividing a residential lot on Marina Point Road. The ARC members voted to disapprove the request.

ADJOURNMENT: Tom Dyne adjourned the meeting at 4:47 pm.

Tom Dyne

TOM DYNE CHAIRMAN

1/25/23

DATE

Kevin Eason

KEVIN EASON

1/25/23

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

January 25, 2023

CALL TO ORDER: Tom Dyne, chairman, called the meeting to order at 3:51 pm. Lee Eastman, Drew Heederik, Perry Shy, Mike Dean and Anita Gardner were present. Kevin Eason was excused.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Tom Dyne. Drew Heederik and Lee Eastman seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

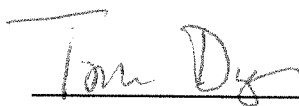
NEW BUILDING PERMITS:

1. Unanimously approved a permit request by BH Rents, LLC at 185 Eagle Peak Unit 11 to paint front & back door Burgundy.
2. Unanimously approved a permit request by David Smelcer at Lot 37 Big Horn Lane to construct a new home.
3. Unanimously approved a permit request by Lake Martin Builders Group, LLC at Lot 14 Lakeview Ridge Circle to construct a new home.
4. Unanimously approved a permit request by Bob & Hope McMahon at 255 Sunset Point Dr. to install a boat lift on existing dock.
5. Unanimously approved a permit request by Tim Garner at 95 Chinquapin Court to add a boat cock with wet slip.
6. Unanimously approved a permit request by Todd Schultz at 42 Crab Apple Court to replace seawall.

7. Unanimously approved a permit request by Phinehas P. Barnes III at 238 Blue Creek Circle to add a sun room on the rear of home. Approximately 12' x 16'.

OTHER BUSINESS: Bill McMillan at 33 Poplar Point submitted 3 permits. 1. Paint the front door an aquamarine color, which was denied because it doesn't match the other door colors in his building. 2. Permit request to expand the parking in front of his building by replacing the RR ties & removing the islands. SW owns the islands & can not allow this. If he wants to replace the RR ties, he should submit a permit with a drawing showing what he intends to do. 3. Permit request to cover his front door & storage unit & also cover part of his back deck. He should submit a sketch with dimensions & materials for review.

ADJOURNMENT: Tom Dyne adjourned the meeting at 4:57 pm.

_____

TOM DYNE

CHAIRMAN

_____ 2/8/23

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

February 22, 2023

CALL TO ORDER: Mike Dean, acting chairman, called the meeting to order at 4:00 pm. Lee Eastman, Drew Heederik & Perry Shy & were present. Tom Dyne & Anita Gardner were excused.

GUEST OF THE ARC: Mike Griffin

APPROVAL OF MINUTES: The minutes for the February 8, 2023 meeting will be approved on March 8, 2023.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

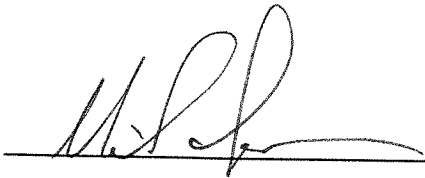
NEW BUILDING PERMITS:

1. Unanimously approved a permit request by The Cottages at Sunset Point at 290 Sunset Point Dr. to repair concrete path bridge to common deck area. Replace existing wooden bridge.
2. Unanimously approved a permit request by Mona Tidwell at 136 Tanglewood Lane to install rip rap along shore & remove dead or leaning trees.
3. Unanimously approved a permit request by Robert & Barbara Puder at 571 Whisperwood Dr. to construct a new home.
4. Unanimously approved a permit request by William & Maleah McMillan at 33 Poplar Point to add a covered porch to the front of house, add a fenced area to the right side of the entry door & modify the back porch roof to completely cover the top porch.
5. Unanimously approved a permit request by Rocky & Leslie Smith at 288 Blue Creek Circle to install a generator.

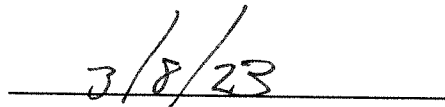
6. Unanimously approved a permit request by Lauryn Bryght at 81 Chinquapin Ct. to remove marked trees.
7. Unanimously approved a permit request by Ben Baker at 166 Hideaway Dr. to add a garage.
8. Unanimously approved a permit request by William & Donna Vargo at 7 S. Cardinal Heights to add an addition to the existing driveway.
9. Unanimously approved a permit request by Robert & Leann Rowe at 43 Briarwood Point to replace & reconfigure the existing dock.

OTHER BUSINESS: The ARC members divided the permits assigned to Tom Dyne & will track the progress until Tom Dyne returns from surgery.

ADJOURNMENT: Mike Dean adjourned the meeting at 5:10 pm.



MIKE DEAN ACTING CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

March 8, 2023

CALL TO ORDER: Mike Dean, acting chairman, called the meeting to order at 4:00 pm. Lee Eastman, Drew Heederik & Perry Shy & were present. Lee Eastman was excused.

GUEST OF THE ARC: Kenny Walz

APPROVAL OF MINUTES: A motion was made to approve the minutes by Mike Dean. Drew Heederik and Perry Shy seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by The Pointe at Sunset Pointe at 365 Sunset Pointe Dr. to replace leaking windows & re-caulk. Remove the stones from the side of the building & replace rotten wood before replacing the weather shield barrier on the west wall. Install Hardie Board on west wall & paint to match existing color.
2. Unanimously approved a permit request by Van Northcutt at 89 Lakeview Ridge Circle to replace floating dock with stationary dock & add a storage room under the existing roof.
3. Unanimously approved a permit request by Chris Pitchford at 89 Beach Island Trace to place a propane tank on property. Also chase replacement.
4. Unanimously approved a permit request by Josh & Lora Vogel at 158 Vista Wood Dr. to remove existing siding & replace with Hardie Board. Also, replace 12 ft. doors with 10 ft. roll up door.

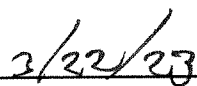
5. Unanimously approved a permit request by Rich & Linda Hickey at 183 Stagecoach Rd. to add an 8 x 20 screen room off the back porch, add a 16 x 16 wood deck & a 4 ft. black aluminum fence.
6. Unanimously approved a permit request by Villas on the Harbor at 100 Harbor Place to replace & replaster the pool surface, replace rotten wood on trim & steps to units, paint to match existing color on the 600 building. Repair/replace gutters on the 200 & 300 buildings.
7. Unanimously approved a permit request by Eleanor Gilbert at 1450 StillWaters Dr. to remove marked trees.
8. Unanimously approved a permit request by Grady Deaton at 20 Pineview Lane to replace existing roof.
9. Unanimously approved a permit request by Tim & Margaret Arnold at 207 Holly Ridge to repair roof.
10. Unanimously approved a permit request by Alan Fenty at 21 Poplar Point to replace damaged roof.

OTHER BUSINESS: Kenny Walz was a guest of the ARC. Kenny is interested in becoming an ARC member. Jannah & Bob Bailey submitted a permit request to screen in the front porch, add a flagstone wall with ventless fireplace & expand the existing parking pad. This permit was tabled due to the permit not being approved by The Hideaway.

ADJOURNMENT: Mike Dean adjourned the meeting at 4:52 pm.



MIKE DEAN ACTING CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

March 22, 2023

CALL TO ORDER: Mike Dean, acting chairman, called the meeting to order at 4:05 pm. Lee Eastman, Drew Heederik & Anita Gardner were present. Perry Shy was excused.

GUEST OF THE ARC: Kenny Walz

APPROVAL OF MINUTES: A motion was made to approve the minutes by Mike Dean. Drew Heederik and Lee Eastman seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

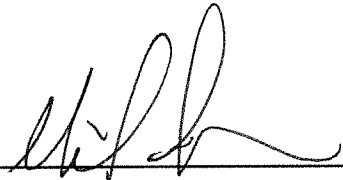
1. Unanimously approved a permit request by William D. Harrell at 1303 StillWaters Dr. to repair existing roof.
2. Unanimously approved a permit request by Michael Lewis & John Goudzwaard at 40 Pineview Lane to replace existing roof.
3. Unanimously approved a permit request by Suzanne & James Uphold at Lot 61 Beach Island Trace to construct a new home.
4. Unanimously approved a permit request by Carolyn Britton at 65 Landing Point to correct standing water by using stone work. Add concrete to pea gravel patio, & add a golf cart parking pad.
5. Unanimously approved a permit request by Brian Truitt at 769 Beach Island Trace to add additional boat slip.

6. Unanimously approved a permit request by Kevin & Janet Mills at 669 Beach Island Trace to remove existing dock & replace with boat house & dock.
7. Unanimously approved a permit request by Jennia S. Holmes at Lot 116 Hickory Way to construct a new home.
8. Unanimously approved a permit request by Aleem Gillani at 214 Blue Creek Circle to replace existing floating dock.
9. Unanimously approved a permit request by William & Sharon Spurlin at 18 Eagle Peak to place a POD on the property.
10. Unanimously approved a permit request by Carole M. Rowland at 54 Eastwood Place to add a concrete retaining wall, stone step walkway to lake & sod yard with Zoysia grass.
11. Unanimously approved a permit request by Southern Coastal Homes, Inc at Eagle Ridge Subdivision to add infrastructure development of 63 lots in Eagle Ridge Phase 1.
12. Unanimously approved a permit request by Benjamin Miller at 200 Beach Island Trace to replace damaged roof.
13. Unanimously approved a permit request by Paul & Joyce Seben at 188 Mountain View Lane to add a 4ft high fence around the pool.
14. Unanimously approved a permit request by Golf Colony at 741 Lakeview Ridge to repair sidewalk for wheelchair accessibility & pour parking pad for golf cart.
15. Unanimously approved a permit request by Alice & John Treece at 49 Landing Point to add a patio & fireplace to back yard.
16. Unanimously approved a permit request by Mark Snow at 15 S. Turkey Trot to repair existing seawall.

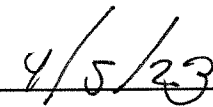
17. Unanimously approved a permit request by Matison Cargile at 68 Greensbrook Lane to replace rotten timbers with stacked stone.
18. Unanimously approved a permit request by Christopher Brewer at 140 Vista Wood Dr. to add signs for an estate sale.
19. Unanimously approved a permit request by Greg Laemmrich at 143 Magnolia Crest to replace shingles.

OTHER BUSINESS: Kenny Walz was a guest of the ARC. Kenny is interested in becoming an ARC member. Lee Eastman submitted ideas about permit applications. He asked for input & ideas from other ARC members. A new permit application form for new infrastructure was discussed and a new form will be developed. Performance Bonds will be required going forward for new residential developments. To avoid residents not recognizing ARC members, lanyards were discussed. Currently there are eight people interested in the open position on the ARC. Mike Dean has requested that each person submit a bio. Once the bios are received, the plan is to speak with each candidate further about qualifications, etc. The request from the Board of Directors regarding storage building restrictions was discussed and agreed upon.

ADJOURNMENT: Mike Dean adjourned the meeting at 5:17 pm.



MIKE DEAN ACTING CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

April 5, 2023

CALL TO ORDER: Mike Dean, chairman, called the meeting to order at 4:00 pm. Lee Eastman, Drew Heederik, Perry Shy & Anita Gardner were present.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Mike Dean. Perry Shy and Drew Heederik seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Sunset Point II Building 300 to construct a beach area with stone steps into the water. Remove some existing trees & renovation of dock. Remove the old pier & walkway, replace with new pier.
2. Unanimously approved a permit request by Henry Armstrong at 66 Landing Point to extend the deck across back of house, add gutters. Build a patio around a tree in backyard.
3. Unanimously approved a permit request by Paul & Cathy Spargo at 215 Landing Dr. to add a flagstone walkway connecting the front porch to the side storage & back patio.
4. Unanimously approved a permit request by Leanne Green at 140 Vista Wood Dr. to place a POD on the property.

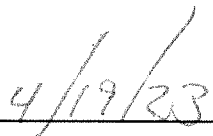
5. Unanimously approved a permit request by Chris Chavis at 80 Brookwood Lane to replace existing sod with Emerald Zoysia. Replace/repair tops of broken tile/stone at front entrance.
6. Unanimously approved a permit request by Alisa Anthony at 246 Whisperwood Dr. to replace damaged buoy on bottom of floating dock.
7. Unanimously approved a permit request by Denise Kalan at 70 Pineview Lane to replace existing roof.
8. Unanimously approved a permit request by Kirk Dortch at 80 Briarwood Point to replace existing roof.

OTHER BUSINESS: The ARC members discussed the infrastructure projects of StillWaters. Revisions to the permit applications was discussed along with the need to update Exhibit B.

ADJOURNMENT: Mike Dean adjourned the meeting at 5:28 pm.



MIKE DEAN CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

April 19, 2023

CALL TO ORDER: Mike Dean, chairman, called the meeting to order at 4:00 pm. Lee Eastman, Drew Heederik, Perry Shy & Anita Gardner were present.

GUEST OF THE ARC: Brian Edner

APPROVAL OF MINUTES: A motion was made to approve the minutes by Mike Dean. Perry Shy and Drew Heederik seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

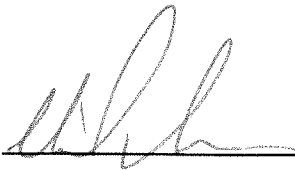
NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Auburn Building Company at Lot 51 Highlands, Phase II to construct a new home.
2. Unanimously approved a permit request by Ken Ledbetter at 296 Cardinal Heights to remove Oak tree that is leaning.
3. Unanimously approved a permit request by Lavon Fuqua at 258 Whisperwood Dr. to remove wooden deck boards on rear deck & stairs, replace with Trex boards.
4. Unanimously approved a permit request by Tom Nicholson at 41 Lunker Lane to paint home.
5. Unanimously approved a permit request by Lonnie Simpson at 700 Whisperwood Dr. to repair rot on exterior of home & add vinyl cedar shake.
6. Unanimously approved a permit request by Gary Dahlberg at 104 Pineview Lane to remove trees.

7. Unanimously approved a permit request by The Cottages at 290 Sunset Point to replace rotten face plate & support beams on existing dock & replace walking stones.
8. Unanimously approved a permit request by Rick & Tonya Edwards at 840 Stagecoach Rd. to remove 7 trees.
9. Unanimously approved a permit request by Jamie Dyer at 80 StillWaters Grove to add 2 ports to existing dock for watercraft.

OTHER BUSINESS: Brian Edner brought potential plans for building a home in StillWaters. This home will have a front facing garage, the ARC explained this may not be possible due to the lot & home size. The lot will dictate a front facing garage due to the width of the lot. The ARC cautioned Mr. Edner that the setbacks must be met and he said he would verify before purchasing the house plans. The ARC advised Mr. Edner about qualifications needed to build a home in StillWaters such as square footage, plot plans, natural gas, sewer vs. septic tank, colors, & landscaping.

ADJOURNMENT: Mike Dean adjourned the meeting at 5:30 p.m.



MIKE DEAN

CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

May 3, 2023

CALL TO ORDER: Mike Dean, chairman, called the meeting to order at 3:58 pm. Lee Eastman, Drew Heederik, & Anita Gardner were present. Perry Shy was excused.

GUEST OF THE ARC

APPROVAL OF MINUTES: A motion was made to approve the minutes by Mike Dean. Lee Eastman and Drew Heederik seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Ezell White at 116 N. Cardinal Heights to remove a dead tree.
2. Unanimously approved a permit request by Miriam & Lloyd Stone at 14 Poplar Point to replace the railing on the porch.
3. Unanimously approved a permit request by Richard Linteris at 236 Sunset Point Dr. to install an electric boat lift.
4. Unanimously approved a permit request by Lawrence Fields at 60 Vista Wood Dr. to replace the flashing around the chimney.
5. Unanimously approved a permit request by Paul Spargo at 215 Landing Dr. to add a flagstone patio & landscape.
6. Unanimously approved a permit request by Keith Hiatt at 301 Lakeview Ridge Circle to replace the boards on the existing dock.

7. Unanimously approved a permit request by Josh & Lora Vogel at 158 Vista Wood Dr. to paint the exterior of home.
8. Unanimously approved a permit request by Russ Campbell at 46 Poplar Point to re-surface the existing deck.

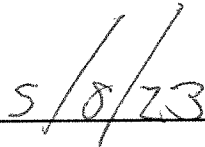
OTHER BUSINESS:

ADJOURNMENT: Mike Dean adjourned the meeting at 4:30 p.m.



MIKE DEAN

CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

May 17, 2023

CALL TO ORDER: Mike Dean, chairman, called the meeting to order at 3:58 pm. Lee Eastman, Drew Heederik, Perry Shy were present.

GUEST OF THE ARC: None

APPROVAL OF MINUTES: A motion was made to approve the minutes by Mike Dean. Perry Shy and Drew Heederik seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

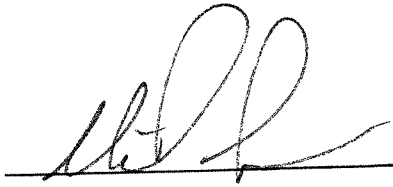
NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Lee Eastman at 38 Stillwaters Point to do landscaping work, install irrigation, and remove several large trees close to his house.
2. Unanimously approved a permit request by Daniel Kennedy at 58 Mallard Lane to remove existing deck and construct new, larger deck.
3. Unanimously approved a permit request by Janah and Bob Bailey at 89 Hideaway Loop to screen in their front porch and add a stone fireplace.
4. Unanimously approved a permit request by Teresa Noggle at 131 Lakeview Ridge Circle to improve drainage, eliminate erosion and remove a fallen tree.
5. Unanimously approved a permit request by Kelly and Silvia Cartron at 8 Marina Point Road to screen in their front porch.

6. Unanimously approved a permit request by Shawn and Mary Lenane at 127 Hideaway Drive to install a french-style drain next to their house.
7. Unanimously approved a permit request by Thomas Neal at 15 Laurel Ridge Circle to do landscaping work and add irrigation system.
8. Unanimously approved a permit request by Brian and Jodi Edner at Lot 68 Marina Point Road to build a new home.
9. Unanimously approved a permit request by Mark Schroeter at 42 Fern Ridge Drive to install a fence.

OTHER BUSINESS: The members of the ARC continued to work on the infrastructure permit, small projects permit, and the building permit. A new fee of \$100 was agreed upon for projects over \$5000 but not already specifically called out on the fee schedule.

ADJOURNMENT: Mike Dean adjourned the meeting at 5:27 p.m.



MIKE DEAN CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

June 21, 2023

CALL TO ORDER: Mike Dean, chairman, called the meeting to order at 4:00 pm. Lee Eastman, Drew Heederik, Liz Bradford, Perry Shy were present.

GUEST OF THE ARC: Mike Knight

APPROVAL OF MINUTES: A motion was made to approve the minutes by Mike Dean. Lee Eastman and Drew Heederik seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

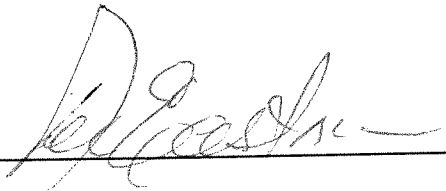
NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Harry Otto at 733 Fairway Ridge to remove three trees.
2. Unanimously approved a permit request by Jim Laws at 243 Holly Ridge to replace rotten wood on dormers and fascia.
3. Unanimously approved a permit request by Blue Creek Building to remove gravel from parking area by lake and replace with pavers.
4. Unanimously approved a permit request by Barry Navarre at 43 Shadow Lane to install wood screen to hide propane tank.
5. Unanimously approved a permit request by Katherine Kachadurian to install a new boathouse.

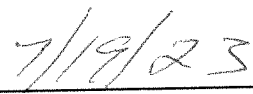
OTHER BUSINESS:

1. The ARC reviewed Mike Knight's resume' and discussed the responsibilities of an ARC member with Mike.

ADJOURNMENT: Mike Dean adjourned the meeting at 4:40PM.



LEE EASTMAN CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

July 19, 2023

CALL TO ORDER: Lee Eastman, chairman, called the meeting to order at 3:56 pm. Drew Heederik, Perry Shy, Liz Bradford, Mike Knight, Mike Dean & Anita Gardner were present.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Lee Eastman. Perry Shy and Liz Bradford seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Clayton Carroll at 54 Landing Point to widen patio, raise the chimney height, re-work the stone pavers & add a cover over the fireplace.
2. Unanimously approved a permit request by Patrick Davies at 357 Dogwood Trail to replace the existing roof.
3. Unanimously approved a permit request by Clint Mann at 1326 Lakeview Ridge to add a seawall & dock.
4. Unanimously approved a permit request by Regina Mosley at 185 Eagle Peak Villas to remove the marked trees.
5. Unanimously approved a permit request by Kevin & Janet Mills at 669 Beach Island Trace to replace deck, front walk, sliders & windows. Add carport, paint home & patch driveway.

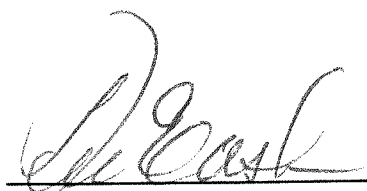
6. Unanimously approved a permit request by Linda Echols at 891 Beach Island Trace to add a solar shade, repair wood, add eyebrow on eaves. Add roof over part of top deck.
7. Unanimously approved a permit request by Brian Blackman at 100 Harbor Point Unit 102 to replace sliding glass door.
8. Unanimously approved a permit request by Rusty Langford at 395 Sunset Point Dr. to add 2 ports to existing boat slip.
9. Unanimously approved a permit request by Larry Thorn at 462 Holly Ridge to replace existing board & batten.
10. Unanimously approved a permit request by Matt McIntyre at 191 River Birch Trail to construct a new home.
11. Unanimously approved a permit request by The Point @Sunset Point at 395 Sunset Point Dr. to repair window & door trim. Repair rotten door frame on storage room & repaint.
12. Unanimously approved a permit request by The Point @ Sunset Point at 395 Sunset Point Dr. to repair walkways to the dock.
13. Unanimously approved a permit request by Judith Ann Lukens at 469 Palmer Dr. to replace existing floating dock. Replace boards on permanent dock.
14. Unanimously approved a permit request by Charlie Poust at 57 Landing Point to replace dead/damaged plants & trees. Add lighting.
15. Unanimously approved a permit request by Ronald & Carolyn Yarbrough at 151 Lakeview Ridge Circle to replace floating dock & boathouse with a stationary platform & boathouse with a lift.

16. Unanimously approved a permit request by Charles Munden at 187 Prestwick Dr. to shape & contouring the natural drainage area & line it with river rock.
17. Unanimously approved a permit request by Ben Baker at 166 Hideaway Dr. to add 2 window awnings to the 2nd floor.
18. Unanimously approved a permit request by Athera Jacobs at 595 Fairway Ridge to remove 4 dead trees.
19. Unanimously approved a permit request by Duane Paggen at 250 Tanglewood Lane to replace the existing boat lift.
20. Unanimously approved a permit request by Cleveland Callaway at 56 Magnolia Crest to trim tree branches & remove marked trees.
21. Unanimously approved a permit request by Joseph Harris at 1564 Stillwaters Dr. to repair deck boards & joist.

OTHER BUSINESS: The ARC members discussed the new price range for small & medium projects. The suggested price range for a small project is up to \$25,000. The suggested price range for a medium project is between \$25,000 and \$100,000. A motion was made to and the price ranges were approved. The price ranges will be part of the new permits once they are complete.

Mike Knight joined the ARC. Welcome aboard!

ADJOURNMENT: Lee Eastman adjourned the meeting at 5:35 pm.



LEE EASTMAN CHAIRMAN

8/2/23

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

August 16, 2023

CALL TO ORDER: Lee Eastman, chairman, called the meeting to order at 3:58 pm. Perry Shy, Liz Bradford, Mike Knight, Mike Dean & Anita Gardner were present. Drew Heederik was excused.

GUEST OF THE ARC: Jim Sleeman

APPROVAL OF MINUTES: A motion was made to approve the minutes by Lee Eastman. Liz Bradford & Mike Knight seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by William Phillips at 350 Moonbrook Dr. # 102 to stain the back deck & screen in single open wall of covered porch.
2. Unanimously approved a permit request by Jane Atchison at 100 Harbor Place # 105 to replace sliding door.
3. Unanimously approved a permit request by Harold Treleaven at 100 Harbor Place # 601 to replace two windows.
4. Unanimously approved a permit request by Mike Harrison at 100 Harbor Place # 202 to replace sliding glass door.
5. Unanimously approved a permit request by James & Claire Kuhn at 793 Beach Island Trace to add a wooden fence.

6. Unanimously approved a permit request by Todd & Nicole Scott at Lot 1 Beach Island, Addition 1 to clear trees for building site. Clear existing rip rap seawall, dredge slough & install a keyhole boat dock.
7. Unanimously approved a permit request by Jim Martin at 316 Hickory Way to place a dumpster on property.
8. Unanimously approved a permit request by Bobby Ingram at 436 Whisperwood Dr. to replace roof.
9. Unanimously approved a permit request by Kelli Wise at 65 Shadow Lane to replace old windows & rotten wood around windows & door casings. Replace siding with Hardy Plank.
10. Unanimously approved a permit request by Ken & Lona Reeve at 11 S. Turkey Trot to add stones on side of boat ramp to stop washing.

OTHER BUSINESS: Jim Sleeman attended the ARC meeting to speak with the members concerning three trees on his property that he wanted to remove. The ARC discussed the request and based on the Covenants voted not to approve the request. However, if Mr. Sleeman can provide the ARC with a written certification from a qualified tree arborist that any of the three trees should be removed, the ARC will consider the recommendation.

A motion to adopt the revised Compliance Agreement for permit applications was made. The motion was seconded & was approved. The Compliance Agreement will be included as part of permit applications except for the No Cost Permit Application.

The ARC members reviewed the changes to the landscape plan to restore the buffer at Eagle Ridge Subdivision. A motion and a second was made to accept the revised landscape plan. The ARC voted three to one to approve the revised plan.

ADJOURNMENT: Lee Eastman adjourned the meeting at 5:30 pm.



LEE EASTMAN CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

September 6, 2023

CALL TO ORDER: Lee Eastman, chairman, called the meeting to order at 3:59 pm. Lee Eastman, Drew Heederik, Perry Shy, Liz Bradford, Mike Knight, and Mike Dean were present. Anita Gardner was excused.

GUEST OF THE ARC: None

APPROVAL OF MINUTES: Meeting minutes from the last meeting were not available so approval of the minutes was tabled until the next meeting.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

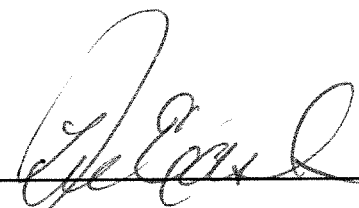
NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Susan Harrelson at 11 Red Bud Court Unit 7 to replace rotten wood siding and paint same color as existing.
2. Unanimously approved a permit request by Amanda Walker at 107 Hickory Way to build a new home.
3. Unanimously approved a permit request by Corey Williams at 341 Fern Brook Drive to install a new boat house pending APCO approval.
4. Unanimously approved a permit request by Larry Thorne at 462 Holly Ridge to replace the grilling deck due to fire damage.
5. Unanimously approved a permit request by Jim and Linda Higdon at 50 Poplar Point to repair rotten wood on deck.
6. Unanimously approved a permit request by Cecil Budimier and Elizabeth Langston to install an above ground walkway.

7. Unanimously approved a permit request by Bruce and Julie Berthon at 202 Blue Creek Circle to paint their house and deck.
8. Unanimously approved a permit request by Bob Taffet at 110 Lunker Court to repair rotten wood on deck.
9. Unanimously approved a permit request by Nigel and Haley Guntharp at 873 Beach Island Trace to install a river rock drainage swale alongside of property and to install a French drain at back of house.
10. Unanimously approved a permit request by Blue Creek Building at 10 Landing Point to install a small patio and steps at back of new house.
11. Unanimously approved a permit request by Brian Mitchell at 203 Sunset Point Drive Unit 332 to install a touchless boat cover on his dock pending APCO approval.
12. Unanimously approved a permit request by John Alexander at 78 Red Bird Lane to install a small screening fence at side of house to conceal garbage can.
13. Unanimously approved a permit request by Fred Nabors at 4 Poplar Point to remove a diseased tree and trim limbs hanging over his deck and house.
14. Unanimously approved a permit request by Paul Nabors at 24 Poplar Point to remove a dead tree next to his house.
15. Unanimously approved a permit request by James Edwards at 117 Restful Cove to repair and paint lattice on front porch.
16. Unanimously approved a permit request by Butch Myers at 49 Poplar Point to replace flashing on deck roof, repair door under deck, and paint the perimeter band around his dock.
17. Unanimously approved a permit request by Doug Miller at 185 Eagle Peak to replace light posts at Units 13 thru 20.

OTHER BUSINESS: The members of the ARC worked to finalize the fee schedules for the various types of permit applications.

ADJOURNMENT: Lee Eastman adjourned the meeting at 5:42 p.m.



LEE EASTMAN CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

September 20, 2023

CALL TO ORDER: Lee Eastman, chairman, called the meeting to order at 4:02 pm. Perry Shy, Liz Bradford, Mike Dean & Anita Gardner were present. Drew Heederik & Mike Knight were excused.

GUEST OF THE ARC: None

APPROVAL OF MINUTES: A motion was made to approve the minutes by Lee Eastman. Perry Shy & Liz Bradford seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Blue Creek Building Company, LLC at 91 Landing Dr. to add an addition to the existing driveway.
2. Unanimously approved a permit request by John & Debra Nigh at 275 Lakeview Ridge Circle to re-paint the house, dock, guest house, boat house & carport.
3. Unanimously approved a permit request by Thomas Humber at 128 Restful Cove to replace one third of the dock decking with composite boards.
4. Unanimously approved a permit request by Heather Fox at 669 Vista Wood Dr. to add a 10' x 12' or 10' x 14' shed with a foundation.
5. Unanimously approved a permit request by Samuel Williams at 102 Hideaway Loop to screen a porch.

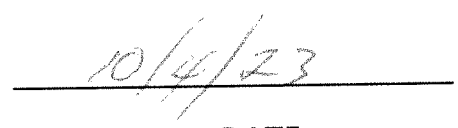
OTHER BUSINESS:

- Approved a fine in the amount of \$500 to DAC Building Group who cleared a lot on Tanglewood Court for a new house without a permit.
- Reviewed new permits and assigned cost.
- Discussed and finalized a plan to inform residents about the new ARC procedures, requirements, permits, fees, etc.
- Finalized an acknowledgement receipt form to be given to permit applicants at the time of submittal of their application.
- Discussed the ARC article for the next newsletter.
- Reviewed and approved the new permit application fillable form.
- Reviewed and approved the new permit fee structure and schedule.

ADJOURNMENT: Lee Eastman adjourned the meeting at 5:20 pm.


LEE EASTMAN

CHAIRMAN


DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

October 4, 2023

CALL TO ORDER: Lee Eastman, chairman, called the meeting to order at 4:02 pm. Perry Shy, Liz Bradford, Drew Heederik, Mike Knight, Mike Dean & Anita Gardner were present.

GUEST OF THE ARC: None

APPROVAL OF MINUTES: A motion was made to approve the minutes by Lee Eastman. Perry Shy & Drew Heederik seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by David Crenshaw at 1834 Moonbrook Dr. to add outdoor lighting to the front of home & the rear porch.
2. Unanimously approved a permit request by William Mack Reed at 200 Sunset Point Dr. to replace flashing & some damaged shingles.
3. Unanimously approved a permit request by Diane Nordell at 100 Harbor Place # 104 to replace sliding door.
4. Unanimously approved a permit request by Thelon Hamby at 283 Lakeview Ridge Circle to pull up existing pavers, level ground & replace pavers.
5. Unanimously approved a permit request by Butch Myers at 49 Poplar Point to replace boards on the side of the dock. Also, place a dumpster on property.

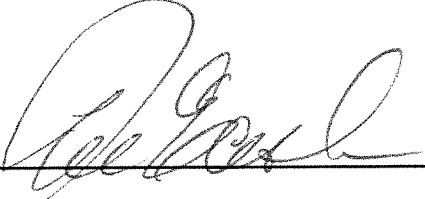
6. Unanimously approved a permit request by Billy Hilyer at 40 Poplar Point to repair rotten boards, cover trash can area & re-stain shakes.
7. Unanimously approved a permit request by Linda Sellers at 41 Poplar Point to replace shingles, flashing, gutters, & pressure wash & paint.
8. Unanimously approved a permit request by Jim & Rita McCollister at 156 Magnolia Crest to replace old posts & boards with new ones.
9. Unanimously approved a permit request by Jeff & Suzanne Duffey at 76 Poplar Point to replace damaged shingles & paint unit.
10. Unanimously approved a permit request by Patti Poole at 39 Poplar Point to repair front fence around HV/AC & trash can. Repair shakes & stain.
11. Unanimously approved a permit request by Thomas & Carol Crowley at 26 Poplar Point to install a metal fence.
12. Unanimously approved a permit request by Greg Henderson at 44 Poplar Point to replace shakes, & rotten boards.
13. Unanimously approved a permit request by Billy Joyce Clark at 561 Lakeview Ridge to have 3 U-Haul storage containers at residence while moving out.

OTHER BUSINESS:

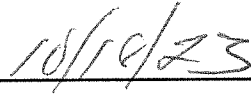
- The ARC members voted & approved the SWRA receipt of Building Permit Application.
- The ARC members voted & approved irrigation systems must be permitted.
- The ARC members voted & approved drainage systems must be permitted.

- The ARC members voted & approved no modular homes in StillWaters.

ADJOURNMENT: Lee Eastman adjourned the meeting at 5:20 pm.



LEE EASTMAN CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

October 18, 2023

CALL TO ORDER: Lee Eastman, chairman, called the meeting to order at 4:02 pm. Perry Shy, Drew Heederik, Mike Knight, Mike Dean & Anita Gardner were present. Liz Bradford was excused.

GUEST OF THE ARC: None

APPROVAL OF MINUTES: A motion was made to approve the minutes by Lee Eastman. Mike Knight & Drew Heederik seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

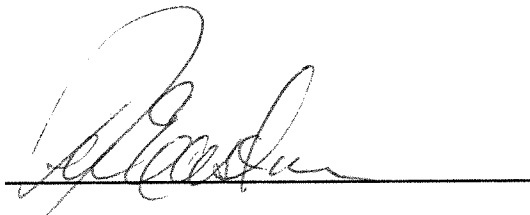
NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Jim Higdon at 47 Poplar Point to replace roof on units 47-50 Poplar Point.
2. Unanimously approved a permit request by Robert Dawson at 394 Dogwood Trail to remove trees.
3. Unanimously approved a permit request by Clay Carroll at 54 Landing Point to add Greystone to front of house, remove wood shutters, add awning, remove ½ of front flower bed to add golf cart pad & repair driveway.
4. Unanimously approved a permit request by Jeff Anderson at 269 Fern Brook Drive to trim trees, add sprinkler system & pathway.
5. Unanimously approved a permit request by Jennifer & Daniel Kennedy at 58 Mallard Lane to paint exterior of home.

6. Unanimously approved a permit request by Mike & Angel Ankerson at Lot 39 Aberdeen Road to build new home.
7. Unanimously approved a permit request by Brian Fetherston & Breanne Morley at 117 Hideaway Loop to install 4 catch basins & corrugated pipe for drainage.
8. Unanimously approved a permit request by Cleone Moore at 1351 Stillwaters Drive to replace roof.
9. Unanimously approved a permit request by Amanda Walker at lot 107 Hickory Way to add carport to new home.

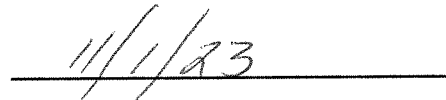
OTHER BUSINESS:

ADJOURNMENT: Lee Eastman adjourned the meeting at 4:36 pm.



LEE EASTMAN

CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

November 1, 2023

CALL TO ORDER: Lee Eastman, chairman, called the meeting to order at 4:01 pm. Perry Shy, Liz Bradford, Drew Heederik, Mike Knight, and Mike Dean were present. Anita Gardner was excused.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Lee Eastman. Perry Shy seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

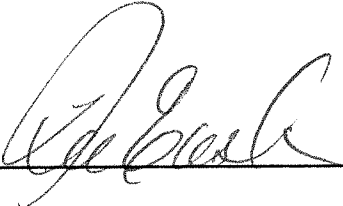
1. Unanimously approved a permit request by Charles & Lynn Bearden at 515 Beach Island Trace extend their existing deck/porch.
2. Unanimously approved a permit request by Don Sorensen at 60 South Cardinal Heights to add a boat house to their existing dock.
3. Unanimously approved a permit request by Gary Dahlberg at 104 Pineview Lane to repair storm damaged roof on one of his dormers.
4. Unanimously approved a permit request by Daryl Cargile at 185 Eagle Peak Unit 5 to replace his existing deck and add a roof over part of his deck.
5. Unanimously approved a permit request by Emily Edgar at 45 Lakeview Ridge Circle to replace their roof.
6. Unanimously approved a permit request by William & Jane Perry at 105 Hideaway Loop to screen in their back porch.

7. Unanimously approved a permit request by Ned & Kim Nyman at 102 Restful Cove to resurface their existing floating dock.
8. Unanimously approved a permit request by Troy & Becky Warren to resurface their existing dock with composite decking and to build a small deck between their house and the lake.
9. Unanimously approved a permit request by Richard Burke at 236 Stillwaters Drive to extend the roof further over their deck.
10. Unanimously approved a permit request by William Gladden at 38 Poplar Point to replace their rotted entranceway privacy screen, add a walkway between the front deck and the back deck, and replace the rotted walkway at their entrance.
11. Unanimously approved a permit request by Rick Davidson at 231 Sunset Point Drive to remove some trees.
12. Unanimously approved a permit request by Russ Campbell and the adjacent owners in the same building at Poplar Point to replace the roofs on Units 43-46.
13. Unanimously approved a permit request by Emory Maxwell at 85 Eastwood Lane to add stairs to his dock and to repair his sea wall.
14. Unanimously approved a permit request by Luanne White at Dogwood Trail/Dogwood Lane to build a new home.
15. Unanimously approved a permit request by Clarence & Mary Greathouse at 202 Vista Wood Drive to repair their deck and enclose their patio into a sunroom.

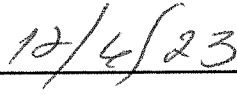
OTHER BUSINESS:

- Approved a fine in the amount of \$25 per tree and require the owner at 231 Sunset Point Drive to plant 6" caliper replacement trees for cutting non-permitted trees on their property.
- Reviewed new permits and assigned cost.

ADJOURNMENT: Lee Eastman adjourned the meeting at 5:03 pm.



LEE EASTMAN CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

December 6, 2023

CALL TO ORDER: Lee Eastman, acting chairman, called the meeting to order at 3:58 pm. Mike Dean, Drew Heederik, Perry Shy, Liz Bradford, Mike Knight & Anita Gardner were present.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Lee Eastman. Drew Heederik & Perry Shy seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Stevan Nightengale at 566 Vista Wood Dr. to removed marked trees.
2. Unanimously approved a permit request by Golf Colony at 741 Lakeview Ridge to replace the roofing, gutters, rotten boards & fireplace flashing. Add stain to rear decks on buildings 800 & 900.
3. Unanimously approved a permit request by Bob Taffet at 110 Lunker Court to replace boards on pier & boardwalk with composite.
4. Unanimously approved a permit request by Charlie Dark at 147 Fern Ridge Court to remove marked trees.
5. Unanimously approved a permit request by Jimmy & Christine Gigante at 777 Vista Wood Dr. to remove marked trees.

6. Unanimously approved a permit request by William B. Jordan at 467 Holly Ridge to repair rotten boards on dock.
7. Unanimously approved a permit request by William Henderson at 476 Beach Island Trace to repair the soffit & fascia & repair gravel drive.
8. Unanimously approved a permit request by Linda C. Pierce at 35 Moonlight Lane # 2B to add a storage closet on the back deck.
9. Unanimously approved a permit request by Eleanor W. Gilbert at 1450 StillWaters Dr. to add a brick patio in back yard.
10. Unanimously approved a permit request by Donald Allen at 330 Sunset Point Dr. to replace floating pier with a permanent structure.
11. Unanimously approved a permit request by Paul & Cathy Hurley at 33 Lakeview Ridge Circle to replace deck, extend roof over deck & screen deck.
12. Unanimously approved a permit request by Triple T Investments at Lot 14 Highlands to construct a new home.
13. Unanimously approved a permit request by Patrick Davidson at 321 Sunset Point Dr. to add a boat lift.
14. Unanimously approved a permit request by Cecile H. Budimier at 100 Lunker Ct. to replace rock covered driveway with concrete.
15. Unanimously approved a permit request by Curtis Sample at 69 Greenview Lane to remove existing deck & replace with a concrete slab.
16. Unanimously approved a permit request by Robert & Debbie Carswell at 156 Moonbrook Dr. to replace the roof.
17. Unanimously approved a permit request by Marian Edel at 103 Lunker Ct. to re-deck existing deck using new material.

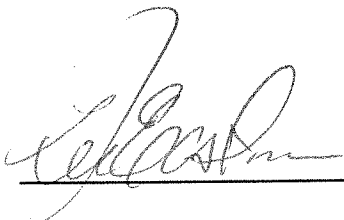
18. Unanimously approved a permit request by Daryl L. Cargile at 185 Eagle Peak Circle # 5 to replace existing deck with new boards & railings using hog wire.
19. Unanimously approved a permit request by Adam & Stacy Marano at 264 Magnolia Crest to replace existing wood on boat dock.
20. Unanimously approved a permit request by Mitzy Hidding at 109 S. Cardinal Heights to add a black metal fence to property.
21. Unanimously approved a permit request by William Phillips at 457 Whisperwood Dr. to replace existing rotten 16' x 12' deck with new.

OTHER BUSINESS: The owners of a property on Moonbrook Dr. requested placing a street light on the power pole in front of their home. The ARC members reviewed the request & voted to approve the request as long as the light does not impinge on the neighbors.

Lake Martin Builders Group started clearing a lot before a building permit was issued. The ARC members voted to fine the company \$1000.00.

Toby Hughes, Aspect Homes, LLC submitted a proposed division of the power line lot between the three lots currently owned on Cardinal Heights. The ARC reviewed the proposal and voted to deny the division.

ADJOURNMENT: Lee Eastman adjourned the meeting at 5:31 pm.



LEE EASTMAN CHAIRMAN

12/20/23

DATE

Mike Dean

From: Toby Hughes <thughes1883@gmail.com>
Sent: Monday, November 20, 2023 2:33 PM
To: Mike Dean; Luke Barnes
Subject: Lakeview Ridge Power Line Division
Attachments: Lakeview Ridge Power Line Division.jpg

Mike,

Please submit this proposed division of our power line lot between the three lots we currently own on Cardinal Heights to the ARC please sir

--

Toby Hughes

President,
Auburn Grounds Incorporated
Auburn, AL

Manager/Principal
Aspect Homes, LLC
Auburn I Lake Martin, AL

Treasurer
Oak Bowery Fire & Rescue, Inc.
Oak Bowery, AL

Mobile 334.319.1883

Always On The Job

