

VVL MAC  
MEETING MINUTES

**Date:** April 2, 2013  
**Time:** 6:00 pm  
**Location:** Val Vista Lakes Clubhouse

**I. Call to Order**

The meeting was called to order at 6:04 p.m. by Dustin Snow.

**II. Attendance:**

VVL MAC: Ben Kalkman  
Shanna Cardita  
Diane Chambers  
Jim Speer  
Dustin Snow

VVL Management: Simone Brown, Richard Andrews

Residents: Mr. and Mrs. Kulkarni to present resubmission, Mr. and Mrs. Springhuth to present application

**III. Agenda**

**Motion:** Motion to approve Agenda for 4/2/13, with the addition of the late resubmission from Kulkarni's, by S. Cardita, seconded by D. Chambers.

Motion passed unanimously

**IV. Minutes from 3/5/13**

**Motion:** To approve March 5, 2013 minutes

Motion by D. Chambers, seconded by S. Cardita

Motion passed unanimously.

**V. New Submittals:**

**AP022 – Repaint house**

**Add stonework to front of house**

**Replace front door**

**Add pop outs to front of house**

**Motion:** To approve as submitted.

Motion by D. Chambers, seconded by S. Cardita

Motion passed unanimously

**AP057 – Addition of new plant material in yard which was cited for insufficient landscaping.**

**Motion:** To approve with the condition the Palm is a multi trunk.

Motion by S. Cardita, seconded by D. Chambers

Motion passed unanimously

**AP058 – Addition of new plant material in yard which was cited for insufficient landscaping**

**Motion:** To approve on condition the two Mastic trees are 24” box size.

Motion by D. Chambers, seconded by S. Cardita

Motion passed unanimously

**AP077 – Addition of new plant material in yard which was cited for insufficient landscaping**

**Motion:** To approve as submitted.

Motion by B. Kalkman , seconded by S. Cardita

Motion passed unanimously

**AP090 – Addition of new plant material in yard which was cited for insufficient landscaping**

**Motion:** To approve as submitted.

Motion by B. Kalkman, seconded by D. Chambers

Motion passed unanimously

**DP009 – Repaint house**

**Motion:** To approve as submitted.

Motion by B. Kalkman, seconded by D. Chambers

Motion passed unanimously

**EN029 – Demo front balcony and replace with false balcony**

**Motion:** To approve as submitted.

Motion by D. Chambers, seconded by S. Cardita

**EN029 - Replace existing sidewalk with pavers**

**Motion:** To approve as submitted.

Motion by S. Cardita, seconded by D. Chambers

**EN044 - Add 2<sup>nd</sup> gate to side of house**

**Motion:** To approve as submitted.

Motion by D. Chambers, seconded by S. Cardita

Motion passed unanimously

**LS008 – Driveway widening, already complete**

**Motion:** To approve as amended; cutback the driveway extension further and add landscaping, or artificial turf to the area where the driveway extension was cut back in order to break up the concrete.

Motion by B. Kalkman, seconded by J. Speer

Motion passed unanimously

**LS008 - Repaint house, already complete**

**Motion:** To approve as submitted.

Motion by B. Kalkman, seconded by S. Cardita

Motion passed unanimously

**LS008 – Replace grass with artificial turf**

**Motion:** To approve as submitted.

Motion by J. Speer, seconded by D. Chambers

Motion passed unanimously

**LS047 – Repaint house**

**Motion:** To approve as submitted.

Motion by B. Kalkman, seconded by J. Speer

Motion passed unanimously

**LS047 – Replace existing grass with artificial turf**

**Motion:** To approve as submitted.

Motion by J. Speer, seconded by B. Kalkman

Motion passed unanimously

**L1066 – Replace 2 existing gates with new redwood gates**

**Motion:** To approve as submitted.

Motion by S. Cardita, seconded by D. Chambers

Motion passed unanimously

**L1066 – Portable fabric awning/gazebo in backyard**

**Motion:** To approve as amended; on the condition the fabric cover is in good condition. If it rips or tears it must be repaired, replaced, or removed.

Motion by D. Chambers, seconded by B. Kalkman

Motion passed unanimously

**LS077 – Retractable awnings in backyard facing lake**

**Motion:** To approve as submitted.

Motion by B. Kalkman, seconded by J. Speer

Motion passed unanimously

**MB032 – Wood trellis type cover over existing BBQ island in backyard**

**Motion:** To approve as submitted.

Motion by B. Kalkman, seconded by S. Cardita

Motion passed unanimously

**P2079 – Repaint trim and pop outs only**

**Motion:** To approve as submitted.

Motion by B. Kalkman, seconded by D. Chambers

Motion passed unanimously

**P1097 – Repaint house**

**Motion:** To approve as submitted.

Motion by D. Chambers, seconded by S. Cardita

Motion passed unanimously

**P111 – Request for variance to setback guidelines for play structure**

**Motion:** To table. Request owner resubmit with photos and plot plan of backyard, including measurements and diagram showing the layout of backyard. Also, the visible portion of play structure, if approved, would have to be 10ft from objecting neighbors property line.

**PL000 – Commercial – extend building at Patterson Landing**

**Motion:** To approve as submitted.

Motion by D. Snow, seconded by S. Cardita

Motion passed unanimously

**PP022 - Addition of new plant material in yard which was cited for insufficient landscaping**

**Motion:** To approve as submitted.

Motion by B. Kalkman, seconded by S. Cardita

Motion passed unanimously

**RG014 – Repaint house**

**Motion:** To approve as submitted.

Motion by S. Cardita, seconded by B. Kalkman

Motion passed unanimously

**RG078 – New plan for redesign of front yard landscaping to mitigate moisture at house**

**Motion:** To approve subject to the final plant selections being from the VVL approved plant list, and final paver selection being shown to and approved by Simone Brown.

Motion by B. Kalkman, seconded by D. Chambers

Motion passed unanimously

**RB006 – Bump out portion of side wall for storage pantry off kitchen**

**Motion:** To approve as submitted.

Motion by S. Cardita, seconded by D. Chambers

Motion passed unanimously

**RB044 – Roll up vinyl sunshade on front of house**

**Motion:** To deny as submitted. The VVL MAC has never approved anything similar to this on fronts of houses. Shade screens, attached to the windows, are approvable.

Motion by B. Kalkman, seconded by D. Chambers

Motion passed unanimously

**RB062 – Replace existing grass with artificial turf**

**Replace existing driveway and walkway with pavers**

**Add border and widen the border between grass and granite areas**

**Motion:** To approve as submitted.

Motion by J. Speer, seconded by D. Snow

Motion passed unanimously

**WL001 – Repaint House**

**Motion:** To approve as submitted.

Motion by S. Cardita, seconded by D. Chambers

Motion passed unanimously

**P2060 – Resubmission of front yard landscape design (new pavers, new plants and fountain)**

**Motion:** To approve on the following conditions: there is a 2.5 ft width planting area between the fountain and the inside edge of the paver circle, with plants planted in the ground, the square pavers around the existing ficus tree and in the corner by the entrance walkway are removed, new plants are planted in that corner, the ficus tree must be replaced if it dies, and the additional plants are installed per the revised application dated 3/28/13.

Motion by B. Kalkman, seconded by S. Cardita

Motion passed with D. Chambers opposing.

**VI. Adjournment**

**Motion:** Meeting to adjourn at 7:58 p.m.

Motion by S. Cardita. Motion passed unanimously.

SUBMITTED BY:

APPROVED BY:

Simone Brown

BOD Member

Architectural Coordinator

Chairman