

## MINUTES

### ARCHITECTURE AND LANDSCAPE COMMITTEE KC HIGHLANDS MONTHLY MEETING MARCH 4, 2020

**QUORUM PRESENT:** Connie Armstrong, Judy Baese, Bonny Chown, Leslie Elliott, Gordon Keeney, Rob Mustard, Jim Peffers **ABSENT:** Virginia McEwing, Mark Perkins

**MINUTES:** The minutes from the month of February taken by Bonny Chown and Connie Armstrong were approved.

#### APPLICATIONS – LANDSCAPE

**Crane, Jerry and Shirley – 12594 SW Bexley** Request to have the most northerly Linden street tree removed due to roots damaging property. **APPROVED** Rob will contact Halstead's.

**Guest: Pat Combs – 12834 SW Dickson** Request to paint house with a color not in the approved paint book. She was asked to provide the committee with a stylized photo of the house in the preferred color.

**Wacker, John and Jan – 12609 SW Peachvale** Request to redo side and front yard with NW Natives from Bosky Dell Nursery. **APPROVED**

#### APPLICATIONS – ARCHITECTURE

**Guest: Karen Goodale – 16263 SW 129<sup>th</sup> Terrace** She had questions about applications; 1) Does she need an application to replace rotted wood pieces in driveway? YES 2) She has selected her street tree (Venus dogwood) and will have it replaced in the fall. 3) Gordon Keeney asked that she present a paint board to the committee and explained the process.

**Barnum, Debra - 16333 SW 129<sup>th</sup> Terrace** Request to remove large shrubs in entryway. **APPROVED**

**May, Peter and Debra – 12574 SW Dickson** Request to replace garage door. **APPROVED**

**Anderson, Terry and Martha – 12878 SW Overgaard** Request to remove and replace driveway. **APPROVED** They will also be removing two trees on the west side of their house and will replace in the fall. A front yard re-landscaping project is also planned.

**Guest: Neil Imper (wife, Diane) - 16308 SW 129<sup>th</sup> Terrace** He is a new resident, not moved-in yet, and had inquiries about when applications are needed.

**Keeney, Gordon and Linda – 16128 SW Refectory Pl.** 1) Request to paint garage door black. **NOT APPROVED** because of A&L Manual requirement 6.14 that garage door be the same color as the body of the house. 2) Request to repaint trim and railing with the existing color. **APPROVED**

## **LANDSCAPE RENOVATION –**

A) The design plan for the Dickson Triangle offered by Landscape East and West was discussed with some plant substitutions recommended by the group and budgeting possibilities explained by Rob. Bonny will contact Lance with questions that arose during the discussion.

B) Lemon Cypress – Those bushes that are blocking the sightline at Peachvale and 131<sup>st</sup> will be removed. It was suggested they be replanted along the Dickson path. More conversation needs to be held with LE&W regarding this. Halstead's will also be limbing up the Hinokis at that intersection.

## **PROJECTS for 2020**

A) The new entrance sign is being installed **right now** at the Dickson corner. Note: As of this writing, community response has been very positive according to HOA Director Dave Platt.

B) LE&W will be spraying for moss on the asphalt paths Monday March 9<sup>th</sup>. The spray will not harm people or animals. The crew will also be spraying the first fertilization of the lawns for the year.

C) LE&W will be pruning the arborvitae by the Clubhouse and moving the Crepe Myrtles on Tuesday of next week. The arborvitae hedge in the brick wall will also be trimmed.

D) The new arborvitae will be planted by LE&W once it is obtained.

E) Pro Maintenance will be providing a proposal for grinding and painting the raised areas of the sidewalk. Request to add pathway near the Monterrey entrance to the painting list.

F) Doug Slaughter is scheduled to do the final big drainage project at the SE corner of The Highlands in April. He has requested a 50% down payment. The drop-off along the pathway edge will be filled in.

G) Halstead's is scheduled to remove 2 street trees on March 20<sup>th</sup>; Anderson and Walker properties.

H) Rob will be meeting with Matt to finalize a list of needed street tree pruning and possible removals. The budget is \$4500 and there are many trees in need of attention.

I) Rob is working on compiling a list of street tree replacements to take place in the fall. Currently the Crane, Goodale, Anderson and Sloop properties are on the list.

J) Concrete projects are completed. The buckling on the Wimbledon Path was due to a burl from the evergreen on the Gamroth property. Mrs. Bradley is very pleased with the work done on her property.

## **PROPOSALS for March HOA BOD meeting:**

A) Pro-Maintenance will be providing a proposal to power wash HOA sidewalks. Discussion followed about inclusion of the cul-de-sac ones and how to obtain water for those sites. We also need to consider cleaning of the brick wall.

B) Pro Maintenance will also be providing an invoice for placing wood panels behind 5 arborvitae sections in the brick wall.

**OTHER?** Discussion took place regarding patching the asphalt pathways. Rob is working with Jerry Crane to get another estimate.

**MEETING ADJOURNED at 11:47**