

**Architectural Review Committee Meeting**  
**Thursday, August 31, 2017**  
**11:30am Activity Center**

1. Call meeting to order. Those attending were Don Redford, Chairperson; ARC member Jim Scott; Board President and Committee Representative Fred Forbes; Board Secretary and Committee Representative Don Wirsbinski; General Manager Don Huprich; and Membership/Communications Director Chris Durfey.
2. Discussion of ARC request by Hunters Ridge member Henry Holzkamper to replace his roof with flat light grey roof tiles. The original request was approved by committee chair Don Redford. When the tiles were delivered and placed on the roof, it was noticed that they were not light grey. They were a very dark grey, almost charcoal in color. Mr. Holzkamper was notified that this color was incorrect. Mr. Holzkamper contacted the installer about this error. The installer advised that the tile could not be returned and worked out a solution with Mr. Holzkamper to paint the tiles a light grey color. Mr. Holzkamper submitted a new ARC request to paint the roof tiles, and he was advised that this process could not begin until a formal approval was given after the process of painting could be further looked in to. A discussion was held with our HRCA Board Attorney, Chris Davies and with Ramon Acevido from GMA Architects to explore options and solutions to this issue. After it was determined that the painting of the roof tiles can and has been done in the industry, it was communicated to Mr. Holzkamper that the Committee would like to meet with him and his contractors to ensure that they were using a quality product and that the proper light grey color would be achieved.
3. The Meeting was dismissed and would reconvene at Mr. Holzkamper residence on Friday, September 1<sup>st</sup> at 11:30am when the contractors would be on site and provide a painted roof tile sample.

Mr. Holzkamper and his contractors came into the Activity Center office around 10:30am instead of the scheduled 11:30am. Mr. Huprich and Mr. Redford were immediately contacted and came to the Activity Center office. They discussed the situation and the contractors explained the paint and the process that would be used and that the paint would last at least twenty years. The charcoal tile would be installed on the roof as normal, allowed to cure for approximately two to four weeks and would then be painted. They then left to go over to Mr. Holzkamper residence where they met with Committee Member Jim Scott and Board Representative Don Wirsbinski. Board Representative Fred Forbes was not available at this time. It was determined that this process would be allowed with the stipulation that the painted roof tiles would be maintained properly and would be repainted if they started to fade or erode in any way as determined by the homeowners, Mr. and Mrs. Holzkamper or the ARC. This stipulation would pass on to a new homeowner should the property be sold at any future date.