

RIDGES ARCHITECTURAL CONTROL COMMITTEE (RACC)
MEETING MINUTES

Date: May 21, 2002

Time: 5:30

Place: City Hall Executive Conference Rm. 242

Attendees: Members; Sharon Canella, Frank Rinaldi, Ted Munkres, Cynthia Adair,
Tom Tetting, Robert Anderson.

Guests; Troy and Theresa Robinson

1. The first item for business began at promptly 5:30. It was the petition from Ridges residents Troy and Theresa Robinson, 2360 Rana Rd., Filing 6 that was delivered to Ted Munkres on May 3, 2002. They presented an argument for an exception to Article III, #25 regarding the height of a privacy fence facing a street in the Cobblestone Ridges. They produced copies of their home and yard design and plans for review by the Committee. Alternatives were discussed and consideration given to the issue. In light of Article II, #21 the Committee put the request for the exception to a vote and approved it in a split decision: Tom Tetting being an alternate Committee member abstained;

3 votes cast for; Ted Munkres, Sharon Canella, Robert Anderson

2 votes against; Cynthia Adair, Frank Rinaldi

Enough latitude exists in the covenants and enough good points were presented to grant this as a reasonable request.

2. The other item for business was the ongoing documentation and review by the Committee of potential covenant and city code violations. As mentioned in the April RACC minutes compiling a list of these problems and prioritizing them is essential to enlisting the City to help stop them. Items were presented by three Committee members and documented with photos; Tom Tetting, Sharon Canella, and Cynthia Adair circulated photos for all members to look over. The following addresses, filing and their respective covenant issues were discussed in the remaining time before adjourning:

- I. (Approx.) 363 Plateau Dr., Filing 3, a school bus shelter was built between two properties. Approval by the Committee is not known to have been given. (Art. II, 1-6) It is creating a nuisance whereby kids use it at night for drinking beer and soda pop and creating a disturbance.
- II. 390 ½ Ridge Circle Dr. and 383 (approx) Ridge Circle Dr. also an occurrence on Pleasant Hollow Ct., Filing 6, chain link enclosures, i.e. dog runs, exist and are not allowed in the PUD, temporarily or otherwise.(Art. III, #'s 8, 12, 25.
- III. 2389 Ridge Circle Dr., Filing 2, landscaping has not been completed in side or rear yard in over 5 years (+). {Art. II, #5-6}.
- IV. 373 Ridges Blvd., Filing 4, Desert Ridge Condo Sign is electrically lit all night long. (Art. III, #5, 9,16), Nuisance, size? Committee approval?

- V. 428 City View Lane, 2385 Pleasant Ridge, Filing 6, trailers in the yards.(Art. III. #33).
- VI. 357A Hillview, Filing 5, irritating poor maintenance, and source of a complaint to the Committee in 2001, which was never responded to by the owners. (Art. ? #?) Other addresses submitted should be substantiated further and exact covenants determined which are violated; e.g. 389 E. Valley Cir., 2408 Hidden Valley Dr. , The Trevino's on Ridge Circle Dr....

The last issue (VI) seemed to irk members of the Committee and more attention to a list, thought to be much longer, is to be given further attention at the next meeting. We were adjourned at 7:00PM. Thanks to the City for use of their conference room. Sharon Canella volunteered to be the moderator and secretary for the June meeting which is scheduled at Capers ☺ for 5:00pm June 18, 2002.

Submitted by,

Thomas N. Tetting
Acting Secretary, June 4, 2002