

MEETING MINUTES
LAKE SAWYER SOUTH COMMUNITY ASSOCIATION
ARCHITECTURAL REVIEW BOARD

Date: March 24, 2026

Time: 5:30pm

Location: Pool

CALL TO ORDER

5:32pm

ESTABLISHMENT OF QUORUM

Shannon Boe	-	Present
Katrina Christiano	-	Present
Brian Curnow	-	Present
Mike Moran	-	Absent
Crystal Bernhard-Converse		Absent

MEETING NOTICE: Notice has been posted on website 48 hours prior to meeting. Statutory requirements were satisfied.

APPLICATION REVIEW:

Member votes: (APPROVED – DENIED – APPROVED W/ CONDITIONS)

14651 7935 Jailene (Lighting)	Approved (3,0)
-------------------------------	----------------

14815 7460 Colbury (Ext Paint)	Denied (3,0) did not use a current color scheme or provide information regarding where the colors are to be used.
--------------------------------	---

14876 12718 Salomon Cove Dr	Denied (3,0). Homeowner failed to provide information regarding the paint used and the product used to repair the stucco.
-----------------------------	---

14880 7930 Brofield Ave(Landscape)	Denied (3,0) the application was missing information about the actual landscape plan.
------------------------------------	---

14894 7930 Brofield Ave (Other)	Approved (3,0)
---------------------------------	----------------

14934 7271 Londale Blvd (Ext Paint)	Denied (3,0) the application was missing information including a diagram of where the paint was to be used on the home
-------------------------------------	--

14948 13323 Riggs Way (Landscape)	Approved (3,0)
14970 13408 Riggs Way (Window Replacement)	Approved (3,0)
14992 7208 Tattant Blvd (Ext Paint)	Approved (3,0)
15015 7259 Derexa Dr (Roof)	Approved (3,0)
15018 8170 Jailene Dr (Landscape)	Denied (3,0) the application was missing information about the actual landscape plan
15025 8038 Jailene Dr (Ext Paint)	Denied (3,0) the color scheme presented is not a current color scheme for the community.
15026 8038 Jailene Dr (Ext Paint)	Denied (3,0) the color scheme is not one from the 2024 listed schemes.
15028 8038 Jailene Dr (Other)	Denied (3,0) application is dependent on the selection of one of the options above.
15040 7361 Colbury Ave (Solar)	Approved (3,0)
15176 13325 Jervey St (Roof)	Approved (3,0)
15226 Salomon Cove Dr (Repair)	Denied (3,0) the application contained two elements to repair the bricks and then the painting of the front door. However there was no information about what color they planned to use on the front door.
15282 7936 Jailene Dr (Garage Light)	Approved (3,0)
15285 7936 Jailene Dr (Garage Number)	Approved (3,0)
15347 13501 Riggs Way (Ext Paint)	Approved (3,0)
15718 7271 Londale Blvd (Roof)	Approved (3,0)
15859 7506 Colbury Ave (Ext Paint)	Denied (3,0) the application did not follow the color scheme. Homeowner added that the front door was to be painted Tricorn Black (6253) instead of 7602.
16124 12867 Woodmere Close Dr (Tree Remove)	Approved with Condition (3,0) that the stump is grinded down to below the landscape bed.

16125 12867 Woodmere Close Dr (Trim) Removed application from system
– do not need application for trimming trees

16126 12867 Woodmere Close Dr (Landscape) Approved with Condition (3,0)
that the stone that they use is their 2nd option (gray river rock) and not the white
stone.

16169 12867 Woodmere Close Dr (Roof) Removed – duplicate application
to 17641

16176 7519 Tattant Blvd (Roof) Approved (3,0)

16188 7549 Tattant Blvd (Roof) Approved (3,0)

16188 7549 Colbury Ave (Fence) Approved (3,0)

16207 7361 Colbury Ave (Window Repl) Denied (3,0) the windows
presented were single hung windows and the Guidelines state they must be
double hung.

16213 13149 Vennetta Way (Roof) Approved (3,0)

16260 8147 Jailene Dr (Fence) Approved (3,0)

16287 12873 Woodmere Close Dr (Roof) Approved (3,0)

16330 7777 Moser Ave (Roof) Denied (3,0) can not install one
roof on the building of 8 units. Connection to existing roof would be a concern.

16332 7622 Brofield Ave (Ext Paint) Approved (3,0)

16344 12843 Woodmere Close Dr (Roof) Approved (3,0)

16362 7415 Derexa Dr (Solar) Approved (3,0)

16431 13252 Vennetta Way (Fence) Denied (3,0) the fence presented
was inside the property line in direct contradiction to the Guidelines

16522 13257 Strode Ln (Roof) Approved (3,0)

16523 7420 Tattant Blvd (Roof) Approved (3,0)

16851 13236 Charfield St (Roof) Removed application because it
was a duplicate to 17681

16903 13239 Jervey St (Roof)	Approved (3,0)
16971 13212 Overstreet Rd (Mailbox)	Approved (3,0)
17127 13840 Darchance Rd (Patio)	Removed application because the work is to be done behind a 6' PVC privacy fence and will not be seen from the front or side yard
17289 13544 Riggs Way (Ext Paint)	Denied (3,0) Application was incomplete – no drawing attached showing where the paint would be going as required by the ARB Guidelines.
17390 7522 Derexa Dr (Other – vent)	Approved (3,0)
17442 7543 Tattant Blvd (Other – Expansion)	Approved with Condition (3,0) that moving forward an ARB application will be submitted with full information about the expansion with details.
17574 12867 Woodmere Close Dr (Landscape)	Denied (3,0) no landscape plan was attached
17639 13218 Overstreet Rd (Landscape)	Denied (3,0) no landscape plan was attached
17640 12867 Woodmere Close Dr (Ext Paint)	Denied (3,0) Application was incomplete – no drawing attached showing where the paint would be going as required by the ARB Guidelines
17641 12867 Woodmere Close Dr (Roof)	Approved (3,0)
17681 13236 Charfield St (Roof)	Approved (3,0)
17691 13727 Darchance Rd (Ext Paint)	Approved (3,0)
17692 13727 Darchance Rd (Gutters)	Denied (3,0) Gutter color is to be 6150 but the soffits and fascia are 6153. The colors need to match per the ARB Guidelines.
17798 7524 Colbury Dr (Landscape)	Denied (3,0) no landscape plan was attached
17912 7760 Moser Ave (Stucco)	Approved (3,0)

17968 7729 Jailene (Shutter) repair the shutters	Denied (3,0) Homeowner is to
17969 7478 Tattant Blvd (Roof)	Approved (3,0)
17985 7514 Brofield Ave (Landscape) Abstained) no landscape plan was attached	Denied (2,0 – Shannon
18013 12813 Woodmere Close Dr (Ext Paint) a duplicate	Removed application because it is
18136 13510 Darchance Rd (Screen Encl)	Approved (3,0)
18137 13510 Darchance Rd (Fence)	Approved (3,0)
18180 13211 Roskin Ln (Tree Repl) must be the same as the neighborhood – Live Oak Tree.	Denied (3,0) the replacement
18207 7460 Colbury Ave (Ext Paint) incomplete – no drawing attached showing where the paint would be going as required by the ARB Guidelines	Denied (3,0) Application was
18344 7555 Colbury Ave (Tree Remove)	Approved (3,0)
18369 8128 Jailene (Ext Paint) not the accent , body, or trim color.	Denied (3,0) The garage door is
18385 7313 Derexa Dr (Ext Paint) paint the garage door and front door is not 0041 Dard Green.	Denied (3,0) the color used to
18386 7802 Brofield Ave (Patio) that no rocks to be used to fill in do not exceed 1 pound.	Approved with Condition (3,0)
18419 13323 Riggs Way (Tree Remove)	Approved (3,0)
18430 8104 Jailene Dr (Roof) indicated that the replacement would be with almond color on the gutters. That is not an approved color per the ARB Guidelines.	Denied (3,0) Homeowner
18432 8104 Jailene Dr (Gutters) indicated that the replacement would be with almond color on the gutters. That is not an approved color per the ARB Guidelines.	Denied (3,0) Homeowner

18435 7531 Brofield Ave (Fence) Denied (3,0) The setbacks are incorrect. There should be a 15' setback on both sides. Garage side does not have the correct setback.

Application Summary

Received: 68

Approved: 35

Approved with Condition: 4

Denied: 29

Other Business

Meeting Adjourned:

7:20 pm