

# RCR ACC Planning Meeting

1 OCT 2019

Granbury, TX

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Meeting called by: RCR Board

Type of meeting: ACC and Planning

## *Minutes*

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- 1) Called to order 4:05 PM
- 2) Present:
  - a) RCR: Jim Butler, Ken Sapp, LaJuan Allen, Sarah Frinch, and Kyle Strongin,
  - b) TX-POA: Susan Hall, John Hall Terry Frick
- 3) Architectural Control Committee
  - a) John Hall of TX-POA management gave a brief discussion of how this procedure occurred with National Land Partners.
    - i) The 30 day time started when the application was deemed complete.
    - ii) TX-POA recommended approval, conditional approval or denial to NLP and the reasons why.
    - iii) A letter is sent to the submitter detailing the NLP decision about the submittal.
  - b) Nine (9) submissions for approval must be reviewed.
    - i) Lot 198
      - (1) Conditional approval by motion (Jim made motion, Sarah Second, carried)
        - (a) Items lacking from plans
          - (i) Colors of the exterior
          - (ii) Landscaping plan
          - (iii) Propane tank location
          - (iv) Septic location
      - ii) Lot 277R
        - (1) Conditional approval (Kyle made motion, Sarah second, carried)
          - (a) Items lacking from plans
            - (i) Exterior colors
            - (ii) Septic location
            - (iii) Propane tank location
            - (iv) Landscaping
      - iii) Lot 197
        - (1) Conditional approval (Kyle made motion, Sarah second, carried)
          - (a) Items lacking from plans
            - (i) Propane tank location
            - (ii) Septic location
            - (iii) Exterior colors
            - (iv) Landscaping

- iv) Lot 300
  - (1) Denied (Sarah made motion, Kyle second, carried)
    - (a) Better drawn plans are needed. Elevations could not be determined from submitted plans.
- v) Lot 169
  - (1) Approved pool (LaJuan made motion, Sarah seconded, carried)
    - (a) With restriction that water drainage does not impede on neighbor's property.
- vi) Lot 137
  - (1) Approved 3 pipe fence and a screen room (LaJuan made motion and Kyle seconded, carried)
- vii) Lot 11
  - (1) Conditional approval (LaJuan made motion and Kyle seconded, carried)
    - (a) Lacking from plans
      - (i) Propane tank location
      - (ii) Septic location
      - (iii) Final height of house not provided
- viii) Lot 167
  - (1) Conditional Approval (LaJuan made motion, Kyle seconded, carried)
    - (a) Lacking from plans
      - (i) Propane tank location
      - (ii) Exterior colors
      - (iii) Septic location
- ix) Lot 20
  - (1) Conditional Approval (Kyle made motion, LaJuan seconded, carried)
    - (a) Lacking from plans
      - (i) Propane tank location
      - (ii) Exterior colors
      - (iii) Septic location
- 4) Proposed ACC Rules Ken Sapp
  - a) Ken provided a two part hand out
    - i) The first part is a summary of the CC&Rs in table form and layman's language
      - (1) The form was edited during the meeting and was tabled.
    - ii) The second handout is a check list for the ACC to use when checking submissions
      - (1) This suggestion was tabled.
- 5) ACC documents required Kyle Strongin
  - a) Kyle gave two hand outs for discussion
    - i) The first is a revised submittal form. The form was tabled after a few changes were suggested.
    - ii) The second document is the ACC charter. That is a work still in progress. Charter was tabled.
- 6) Agenda for October 12 2019 board meeting was discussed and revised.
  - a) Approved agenda will be mailed out to members.
- 7) Next planning meeting October 9, 12 noon.
- 8) Adjourned 6:27 PM

Jim Butler  
RCR Secretary