

Architectural Review Committee MEETING MINUTES

Meeting Date: April 01, 2026

Aspen/Vail Conference Room: Eastridge Recreation Center
9568 S University Blvd – Highlands Ranch, CO 80126



HIGHLANDS
RANCH
COMMUNITY ASSOCIATION

I. CALL TO ORDER

The meeting was **called to order** at **5:32 p.m.** by J. Wessling

☒ Roll call was taken and a quorum was established.

Member Name	Present	Absent	Excused	Notes
Jeff Buttermore	✓			
Patricia Callies	✓			
Patrick Gallagher	✓			
Kate Landauer	✓			
Joe Levin	✓			
Al Pelkowski	✓			
Chris Robinson	✓			
Jeff Rohr	✓			
Open				
	8	0	0	

Also in attendance:

Woody **Bryant**, HRCA: Director of Community Improvement Services
Jayma **Wessling**, HRCA: Residential Improvement Coordinator
Caleb **Cameron**, HRCA: CIS Specialist

II. REVIEW OF MINUTES

A. The **March 18, 2026 Meeting Minutes** were reviewed.

a. **DISCUSSION:**

i. Nothing of consequence.

b. **ACTION:**

i. A Motion to **APPROVE THE MINUTES AS PRESENTED** was made and seconded.

VOTE TALLY		
Concur	Dissent	Abstain
5	0	3

Notes: AP not yet a member; JB and JL were not in attendance at the 03/18/2026 Meeting.

ii. Motion **PASSES**.

III. REVIEW OF TRIBUNAL HEARINGS

A. One Tribunal was held on 03/19/2026. Matter was regarding a Covenant Compliance issue.

9568 University Blvd, Highlands Ranch, CO 80126

Eastridge Rec Center: Admin Wing

Architectural Review Committee Meeting Minutes

April 01, 2026

Page 2 of 3

IV. RESIDENTIAL APPOINTMENTS

- A. None.

V. NEW BUSINESS

- A. **199 Morning Dew Place** – Driveway Expansion & Landscaping.

a. **ACTION:**

- i. A Motion to **APPROVE AS PRESENTED** was made and seconded.

VOTE TALLY		
Concur	Dissent	Abstain
8	0	0

Notes: None.

- ii. Motion **PASSES**.

- B. **4922 Ashburn Circle** – Exterior Home Paint (Appeal of Initial Staff Denial).

a. **ACTION:**

- i. A Motion to **DENY (ELIGIBLE FOR RESUBMITTAL)** was made and seconded.

ii. **RESUBMITTAL CONDITION(S):**

- a. Selection of a body color that introduces a less intensive level of saturation and visual prominence.

VOTE TALLY		
Concur	Dissent	Abstain
8	0	0

Notes: None.

- iii. Motion **PASSES**.

- C. **9505 Cherryvale Drive** – Door Paint Color (Appeal of Initial Staff Denial).

a. **ACTION:**

- i. A Motion to **APPROVE WITH CONDITIONS** was made and seconded.

ii. **APPROVAL CONDITION(S):**

- The color shall be revised to a muted/desaturated tone within the rose/pink family.
- SW 6304 is an example of an acceptable tone; similar colors may be considered.
- SW 9693 is not approved.**
- Alternate colors shall be resubmitted (manufacturer and color number) for staff verification.
- Finish shall be flat or low-luster.
- No additional elements shall be painted without ARC approval.

VOTE TALLY		
Concur	Dissent	Abstain
8	0	0

Notes: None.

- iii. Motion **PASSES**.

- D. **9847 Isabel Court**– Exterior House Paint Color (Iron Ore).

a. **ACTION:**

- i. A Motion to **APPROVE AS PRESENTED** was made and seconded.

VOTE TALLY		
Concur	Dissent	Abstain
8	0	0

Notes: None.

- ii. Motion **PASSES**.

VI. STAFF COMMENTARY / COMMITTEE DISCUSSION

- A. Staff noted that Russell Clark resigned from the ARC for personal reasons. Both Staff and the ARC thank Russell for his service to the community and wish him all the best as he focuses on his current priorities.

Architectural Review Committee Meeting Minutes

April 01, 2026

Page 3 of 3

VII. ADJOURNMENT

- A. With no further business, the regular meeting **adjourned** at **6:03 p.m.**

VIII. APPROVAL OF THESE MEETING MINUTES

- A. These minutes were reviewed by the Architectural Review Committee at the April 15, 2026 Meeting.

a. **DISCUSSION:**

- i. Nothing of consequence.

b. **ACTION:**

- i. A Motion to **APPROVE AS PRESENTED** was made and seconded.

VOTE TALLY		
Concur	Dissent	Abstain
5	0	0

Notes: None.

- ii. Motion **PASSES**.