

# CANYON LAKE

PROPERTY OWNERS ASSOCIATION

ACC COMMITTEE MEETING

May 13, 2021

## OPEN SESSION MINUTES

ACC COMMITTEE MEMBERS: J. STELZNER, G. MASCORRO, S. YOUSIF, M. HARRIS, D. HUMPHREY, D. ARQUETTE

STAFF: C. MITCHELL, N. TORRES

1 CALLED TO ORDER: 10:45 AM

### IMPROVEMENTS

- 2 3974-021 JILL MATHISON 22806 GRAY FOX DRIVE REPLACE WROUGHT IRON FENCE  
Approved w/c: five (5) foot open wrought iron fencing must be set in the exact same position as the old fence. (shared with lot 022)
- 3 3974-022 AARON HARANG 22818 GRAY FOX DRIVE REPLACE WROUGHT IRON FENCE  
Approved w/c: five (5) foot open wrought iron fencing must be set in the exact same position as the old fence. (shared with lot 021)
- 4 23719-441 TY SMITH 23240 BLUE BIRD DRIVE REPLASTER & REPAIR POOL  
Approved w/c: pool must be drained to the sanitary sewer per PC.5.13.
- 5 3716-522 ROBERT HARRIS 23325 CONTINENTAL DRIVE PAINT HOUSE, TRIM, GARAGE  
Approved w/c: house wall paint shall be low sheen. DOORS
- 6 3716-038 ADAM MCKINNEY 24108 CRUISE CIRCLE DRIVE REED FENCING OVERLAY  
Rejected: this is not bamboo fencing. It is unpermitted reed (COMPLETE)  
fencing. This may be replaced with a permit application for bamboo fencing.  
If it will be six (6) feet tall, a variance is required for non-conforming height.
- 7 3846-257 JULIE WILES 30248 SKIPJACK DRIVE PARKING PAVERS  
Rejected: no calculations supplied. This does not meet PC.5.10 requirements.  
Measurements are incorrect. The parking is in front of the home.
- 8 3718-064 JACK BRIGHT 23070 GIANT FIR PLACE CHANGE: DIMENSIONS OF  
Approved w/c: change to plan has resulted in less than WALKWAY, PILASTERS, ENLARGE  
1/3 landscaping. Concrete has been completed. You are STEPS  
responsible for the landscaping on the right side of the retaining wall.
- 9 3868-532 ARMANDO HOLGUIN 29653 BIG RANGE ROAD STAIRS (REAR)  
Approved w/c: as per application and plans. Project started without a permit.

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**IMPROVEMENTS CONT.**

- 10** 3718-256 CHARLES BLANCHARD 22661 BUTTERCUP PLACE REPLACE FENCE & GATE  
Approved w/c: fence and gates cannot extend past the face of the house  
and garage toward the street.
- 11** 3720-055 KYLE ECONOMU 29671 BONANZA PLACE BBQ ISLAND  
Approved w/c: BBQ Island must be a minimum of five (5) feet from the property line. Sink  
must drain to the sanitary sewer. Other items on plot plan are not part of this application.
- 12** 3846-313 JULIE HOSKINS 23980 CANYON LAKE DRIVE N RETAINING WALL  
Approved w/c: split-faced stacked retaining wall block shall be no higher  
than the dirt it retains.
- 13** 3868-671 HAL JENSEN 29545 LONGHORN DRIVE PATIO COVER  
Approved w/c: open wood lattice wood patio cover in standard height.
- 14** 3868-575 CODY CHRISTENSEN 29947 BIG RANGE ROAD PATIO COVER  
Approved w/c: hot mop roof shall not use white rocks. Parking strips are  
not a part of this application.
- 15** 3846-017 DAVE THORNTON 30275 SWAN POINT DRIVE SAFETY RAILINGS  
Approved w/c: as per application and plans.
- 16** 3718-066 STEVEN BAKER 23106 GIANT FIR PLACE EXTEND RETAINING WALL  
Rejected: the existing wall was never permitted so the Committee is asking  
that the total length of the new and existing needs to be listed on the front  
of the application. We need neighbor's approval for this project. Contact Planning  
and Compliance for requirements.
- 17** 3716-400 KEVIN KANE 31431 EMPEROR DRIVE CONCRETE & RETAINING WALL  
Rejected: plot plan does not accurately represent the size of the new concrete.  
Need accurate measurements on the application.
- 18** 3863-105 KEVIN LOWE 30049 GULF STREAM DRIVE POOL, SPA, PAVER DECKING,  
Approved w/c: lattice screening can be no higher than EQUIP. SCREENING,  
five (5) feet. If propane is added, a change application is required.  
Patio cover is not part of this application. Pool must drain to the sanitary  
sewer through an in ground line with a 'p' trap and air gap per PC.5.13.

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**IMPROVEMENTS CONT.**

- 19** 3831-164 KEVIN CASTRO 22010 VILLAGE WAY DRIVE POOL, SPA, CONCRETE DECKING  
Approved w/c: pool must drain to the sanitary sewer through an in ground line  
with a 'p' trap and an air gap per PC.5.13. Propane must be screened from street view.  
Any new fencing requires a change application.
- 20** 3869-027 KENNETH WHEATON 29976 BEACON COURT PAINT HOUSE, TRIM, GARAGE  
Approved w/c: wall paint must be flat low sheen. DOOR & FRONT DOOR
- 21** 3720-230 DIMITRI VALDEZ 29690 VACATION DRIVE PAINT TRIM & HOUSE TOUCH  
Approved w/c: wall paint must be flat low sheen. UPS

**SHORELINE**

- 22** 4001-092 ED YEE 29759 EAGLE POINT DRIVE REPLACE BOAT LIFT  
Approved w/c: lift not to extend beyond the end of the dock.
- 23** 3846-225 MICHAEL DUFFY 30267 LITTLE HARBOR DRIVE SAFETY RAILINGS ON RAMP  
Approved w/c: as per application and plans. (SHARED W/ LOTS 223 THRU 226)
- 24** 3973-009 TERRY MAYES 22397 LIGHTHOUSE DRIVE REPLACE GANGWAY, REPAIR  
Rejected: ramp length is too long The face of the dock must BOAT LIFT  
be set no farther out farther out than 1372' msl. Committee found the maximum ramp  
length should be 29 feet. We are advising you that maximum ramp length is 30 feet.

**RESUBMITTALS**

- 25** 3718-277 MOHAMAD ABDIHDY 22361 SAN JOAQUIN DRIVE W NEW HOME  
**1:00** Approved w/c: propane shall meet City requirements. Retaining wall block  
must be split-faced, decorative, or stuccoed to match the house. Variance approved  
for non-conforming TPO roof material on a flat roof, a CC&R violation.
- 26** 3720-216 KEVIN COLE 29809 YELLOW GOLD DRIVE REPLACE ENTRYWAY ROOF  
Approved w/c: open wooden lattice cover to be painted to match.
- 27** 3779-082 ROBERT HAYFORD 30250 LANDS END PLACE REPLACE & EXTEND DRIVEWAY,  
Rejected: curb cut cannot be approved. We do not CURB CUT, RELOCATE LIGHT POST  
recommend a curb cut on the right side because of the utility boxes.  
Measuring the width of the driveway and the landscaping, we found the curb cut  
to be on the right side of the blue address which would only be about a six (6) inch cut.

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**RESUBMITTALS CONT.**

- 28** 3868-162 ADAM WEINRAUB 22187 BRONC COURT REPAIR WALL, REPLACE FENCING  
**8:15** Approved w/c: new property line fencing shall be set in the exact same position as the old fence. Wood fence is required to be good neighbored. Five (5) foot open fencing required on lakefront home because of pool.

**COVE MEETING**

- 29** 3868-235 ANN THOMPSON 29630 BIG RANGE ROAD REPLACE DOCK & RAMP  
**1:30** ON-HOLD until 5/20/21. Committee will go to the property. (COVE MTG: LITTLE BASS COVE)

**PRELIMINARY**

- 30** 3868-262 MARLONG GAINES 22308 WHIRLAWAY COURT NEW HOME  
**2:30** Plan does not appear acceptable. We only are answering the question you asked. The CC&R for tract 3868 states no 'first floor elevations below 1397.5' msl'. Seawall, dock, and other items on water company property must be on separate application. Other items noted were rear property line not on plot plan, rear setback line may be incorrect, elevator below 1397.5' msl and ridge height may not be to the highest point.

- 31** 3719-058 CARLOS BARRON 22597 CANYON LAKE DRIVE S POOL  
Plan is not acceptable. Plan indicates pool, deck, and yard drains are connected. Pool equipment must be a minimum of five (5) feet from the property lines and it appears that equipment is about four(4) to four and a half (4-1/2) feet. New fencing must meet POA requirements per PC.6.2e. Please contact Planning and Compliance for pool checklist.

- 32** 3868-045 TERRY JARVIS 30398 LONGHORN DRIVE ADDITION & UPPER ENCLOSURE  
Plan appears acceptable. We do not need the structural plans (the City does), but we do need the floor plan for these two areas. See Planning and Compliance for copy of what we have on file.

- 33** 3868-550 ROBERT LAUGALIS 29542 LONGHORN DRIVE RV/BOAT PARKING PAD  
**8:00** Plan is not acceptable. Committee met with the Member and discussed where we needed the parking area. request an application be submitted.

**VARIANCE**

- 34** 3846-218 JOHN STELZNER 30130 WINDWARD DRIVE SHADE COVER  
Approved w/c: variance approved for non-conforming metal lattice shade structure, a CC&R violation. (John recused himself)

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**VARIANCE CONT.**

- 35** 3716-103 MICHAEL MACKEY 23640 CONTINENTAL DRIVE 6' FENCE  
Approved w/c: fence cannot extend past the face of the garage toward the street.  
Fence cannot extend past the end of the habitable home, not the deck, toward the lake.  
Variance approved for non-conforming six (6) foot fence, a CC&R violation.
- 36** 3719-150 JENNIFER HOWELL 29770 BLUE HERON COURT 6' FENCE  
Approved w/c: wood fence does not need to be good neighbored due to being  
in front of the POA perimeter fence. Variance approved for a non-conforming  
six (6) foot fence, a CC&R violation.
- 37** 3863-330 NORMAN SANCHEZ 29839 KETCH DRIVE 6' FENCE, GATE  
Rejected: incomplete application.

**IN-HOUSE**

- 38** 3804-081 BRADLEY FOLAND 30140 HAPPY HUNTER DRIVE SOLAR PANELS  
Approved w/c: mounting brackets are to match roof in color and electrical accessories  
are to match main structure in color.
- 39** 3719-220 ROGELIO FERNANDEZ 22720 COVE VIEW STREET SOLAR PANELS  
Approved w/c: mounting brackets are to match roof in color and electrical accessories  
are to match main structure in color.
- 40** 3863-453 PETER MONTEZ 23500 LITTLE CREEK DRIVE SOLAR PANELS  
Approved w/c: mounting brackets are to match roof in color and electrical accessories  
are to match main structure in color.
- 41** 3863-267 RUBEN YBARRA 23930 CANYON LAKE DRIVE N SOLAR PANELS  
Approved w/c: mounting brackets are to match roof in color and electrical accessories  
are to match main structure in color.
- 42** 3804-220 CHRISTOPHER O'MALLEY 30450 CHANNEL WAY DRIVE RE-ROOF REPAIR, REPLACE SOLAR,  
Approved w/c: re-roof with existing tiles. Mounting brackets TRIM, SIDING, WINDOWS &  
must match the roof in color, electrical accessories must SLIDING GLASS DOOR, PAINT  
match the structure in color. Glass not to be highly reflective HOUSE & TRIM  
or mirrored. Paint as per samples provided; wall paint to be  
low sheen.

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**IN-HOUSE CONT.**

- 43** 3804-256 COLTER AHRENS 30169 GULF STREAM DRIVE RE-ROOF  
Approved w/c: re-roof as per sample provided; Eagle Dark Charcoal flat cement tile.
- 44** 3719-333 DANIEL CLEARY 22671 BLUE TEAL DRIVE REFELT & REPAIR ROOF  
Approved w/c: re-felt and repair to be in kind. Same tiles to be used.
- 45** 4001-053 JEFFREY BOETTCHER 29899 REDWOOD DRIVE REPAIR ROOF  
Approved w/c: repair to be in kind. Roof tiles to match existing.
- 46** 3868-575 CODY CHRISTENSEN 29947 BIG RANGE ROAD DECK REPAIR  
Approved w/c: repair maintenance to be in kind.
- 47** 3716-337 JUSTIN USARY 23521 MARBLEHEAD CIRCLE PAINT HOUSE, TRIM, FRONT DOOR, GARAGE DOORS  
Approved w/c: paint as per samples provided. Wall paint to be low sheen. If more than one garage door, it must match.
- 48** 3778-057 CHARLES TAYLOR 22896 PHEASANT DRIVE PAINT HOUSE & TRIM  
Approved w/c: paint as per samples provided. Wall paint to be low sheen.
- 49** 3716-419 RONALD BEMOLL 31277 EMPEROR DRIVE PAINT HOUSE & TRIM  
Approved w/c: paint as per samples provided. Wall paint to be low sheen.
- 50** 3778-080 KEVIN LENGYEL 23182 BLUE BIRD DRIVE REPLACE SIDING W/ STUCCO,  
Approved w/c: paint as per samples provided. Wall paint to be low sheen. Glass not to be highly reflective or mirrored. PAINT TRIM & GARAGE DOORS,  
REPLACE WINDOWS
- 51** 3868-271 JOHN MATTERA 29590 BIG RANGE ROAD PAINT HOUSE, TRIM, GARAGE DOOR, FRONT DOOR  
Approved w/c: paint as per samples provided. Wall paint to be low sheen. If more than one garage door, it must match.
- 52** 3779-026 DENNIS MAWHORTER 30164 CROSS HILL DRIVE REPLACE WINDOWS  
Approved w/c: glass not to be highly reflective or mirrored. If needed, stucco/siding to be repaired to match existing.
- 53** 3868-181 PETER FELT 29792 LONGHORN DRIVE REPLACE WINDOWS  
Approved w/c: glass not to be highly reflective or mirrored. If needed, stucco/siding to be repaired to match existing.

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**IN-HOUSE CONT.**

- 54** 3863-350 JOSPEH KUEHN 29830 STEELHEAD DRIVE PAINT HOUSE, TRIM, GARAGE  
Approved w/c: paint as per samples provided. Wall paint to be DOOR, FRONT DOOR, DG  
low sheen. If more than one garage door, it must match. DG shall be properly installed and  
compacted or it is just dirt. DG is considered landscaping and cannot be parked on.
- 55** 3846-183 ALEXANDRA ALFARO 30231 WHITE WAKE DRIVE ARTIFICIAL LAWN (COMPLETE)  
Approved w/c: artificial grass must meet POA standards of appearance.
- 56** 3716-524 JILL GARBER 23305 CONTINENTAL DRIVE DG  
Rejected: plot plan required showing location.
- 57** 3863-401 PAMELA THOMPSON 23560 CANYON LAKE DRIVE N REPAIR STUCCO ARCH  
Approved w/c: repairs to be in kind, same colors. Wall paint to be low sheen.
- 58** 3719-297 MAREILA ELGHAZI 22899 CANYON LAKE DRIVE N SOLA TUBES, WINDOW REPAIR  
Approved w/c: repairs to be in kind. Wall paint to be low sheen.  
Glass not to be highly reflective or mirrored.
- 59** 3719-409 DAVID JENOFF 22600 CANYON LAKE DRIVE S PAINT GATE, ARTIFICIAL LAWN  
Approved w/c: paint in kind. Artificial grass must be new material, appear professionally  
installed and must call for a weed barrier inspection.
- 60** 3720-001 MICHAEL HODGE 29795 VACATION DRIVE REPLACE SIDEWALK (REAR)  
Approved w/c: as per application and plans.
- 61** 3718-119 NEIL LALONDE 29182 YOSEMITE PLACE ARTIFICIAL LAWN (REAR),  
Approved w/c: artificial grass must meet POA standards of SPA (EXISTING)  
appearance. Spa must be drained to the sanitary sewer with a hose per PC.5.13.  
Spa must be a minimum of five (5) feet from property lines.
- 62** 3804-016 DAVID CARTER 30188 CLEAR WATER DRIVE CHANGE MOW CURB TO  
Approved w/c: bender board as per application and plans. BENDER BOARD (COMPLETE)
- 63** 3863-292 WILLIAM EASTMAN 29833 BAHOA DRIVE REPLACE TRIM (FRONT)  
Approved w/c: repair maintenance to be in kind.
- 64** 3869-043 STAN GONZALES 22529 LIGHTHOUSE DRIVE SHADE SAIL (ESCROW)  
Approved w/c: as existing.
- 65** 3719-150 JENNIFER HOWELL 29770 BLUE HERON COURT DUMPSTER  
Approved w/c: wheels to be chocked, reflectors on both ends and not to block any driveway.

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IN-HOUSE CONT.

- 66 3719-177 MICHAEL O'MALLEY 23160 COMPASS DRIVE MOVING TRAILER  
Approved w/c: wheels to be chocked, reflectors on both ends and not to block any driveway.

WALK INS

- 67 3778-020 DAVID ERICSON 22700 GRAY FOX DRIVE DOCK REPAIR, FLAGPOLE  
WI-1 Approved w/c: existing flag pole must be a minimum of five (5) feet from the property line. Other items on the plot plan are not part of this application. (ESCROW)
- 68 APPROVE/REJECT MINUTES FOR WEEK May 6, 2021  
3 yes; motion carried
- 69 ADJOURNED: 3:21 PM

Approved by:

  
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Date:   
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MAY 20 2021