

**WHISPERING RIDGE HOMEOWNERS' ASSOCIATION  
MINUTES OF THE ARCHITECTURAL COMMITTEE MEETING  
Tuesday, July 5, 2022**

**CALL TO ORDER:** The Whispering Ridge Architectural Committee was called to order at 6:30 PM

**MEMBERS PRESENT:** Mike Maguire  
Bruce Burr  
Lee Finney  
Darrell Wenhardt

**OTHERS PRESENT:** Valerie Romero from Walters Management was present.

**HOMEOWNER'S FORUM:** Jim Smoogen presented the proposed landscape project for 12312 Kingspine Ave. and John Lofthus presented the proposal for exterior painting of the home and fence for 12374 Kingspine Ave.

**APPROVAL MINUTES** June 2, 2022, meeting minutes were approved.

**REVIEW APPLICATIONS FOR IMPROVEMENT:**

**10434 Spruce Grove Ave.**

Homeowner wishes to complete a solar installation.

The committee approved the project on the condition that all WRHOA Standard Solar Requirements will be met. Specifically, supporting rails and support structures must be anodized black to blend in with panels. Exposed conduit must be painted to match the adjoining roof or stucco surfaces. Additionally, the project needs to be reviewed with facing neighbors and their acknowledgement obtained before construction begins.

**12421 Grainwood Way**

Homeowner wishes to complete the backyard landscape.

The committee approved the project on the condition that the homeowner submits a sample of the proposed artificial turf in time for committee review during the next scheduled inspection on Friday, July 22, 2022, at 1:30pm. Additionally, the application must include signature of adjacent neighbor at 12433 and facing neighbor at 12410.

**12865 Meadowdale Ln.**

Homeowner wishes to complete a solar installation.

The committee approved the project on the condition that all WRHOA Standard Solar Requirements will be met. Specifically, supporting rails and support structures must be anodized black to blend in with panels. Exposed conduit must be painted to match the adjoining roof or stucco surfaces.

**12796 Fairbrook Rd.**

Homeowner wishes to complete a landscape project for the entire lot with the addition of a patio cover.

**The committee approved the project on the condition that one of the various patio styles proposed on the application is chosen and submitted to the committee for review prior to commencing the project.**

**12736 Fairbrook Rd.**

Homeowner wishes to complete a solar installation.

**The committee requested more information. Specifically: specifications in contractor proposal to verify that the installation will meet all WRHOA Standard Solar Requirements.**

**12312 Kingspine Ave.**

Homeowner wishes to complete a landscape project for the entire lot.

**The committee approved the front yard phase of the project (subject to submission of a sketch or rendering showing view from the street) and requested a drawing the retaining walls, drainage, irrigation system and other details before rendering a decision for the back yard.**

**12374 Kingspine Ave.**

Homeowner wishes to paint the exterior of the home.

**The committee approved the project with the condition that the homeowner submits the application with at least 3 signatures.**

**REVIEW INCOMING CORRESPONDENCE, OUTSTANDING ISSUES, VIOLATIONS**

**NEXT INSPECTION TOUR**

The next inspection tour is scheduled for Friday, July 22, 2022, at 1:30 PM.

**NEXT MEETING**

The next meeting will be held on Thursday August 4, 2022, at 6:30 PM.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:50 PM.

Approved Buce S Burr Date 08/05/2022