

Sun City Mesquite Homeowner's Association

Annual Membership Meeting

November 15, 2017

Architectural Review Committee (ARC)

Presentation Summary

- Report presented by William Heiter, Chairperson
- Primary requirement to review all proposed improvements, additions, or changes to the exterior of any dwelling.
- Committee is made up of declarant and volunteer homeowner representatives and an administrative assistant.
- Regular meetings held at 9:00 am on the 1st and 3rd Thursdays monthly. Between 10 and 30 applications are normally reviewed.
- Review process described how the homeowner representatives initially review an application and pass their recommendation on to the declarant rep that has the final word. The application is then given to the administrative assistant to document and notify the homeowner.
- In the pass year the ARC processed 357 applications, approving or conditionally approving 97% of them.
- The Project Completion Inspection was explained. In the past year ARC homeowner volunteers completed 260 inspections.
- The governing documents, The Design Guidelines, and Article 4 of the Declarations, were reported as the Developer's vision of what they want this community to look like. Until the Community is turned over to the homeowners we have to abide by Pulte's vision of it.
- The process for requesting variance was explained. The final in house process was to apply to the Board of Directors (BOD)
- The ARC admits that mistakes are sometimes made. When aware of a mistake the ARC makes every effort not to repeat it.
- A history of Resolution 17-02 was presented. It was explained the ARC was not involved in this resolution until after the July 2017 BOD. The ARC did not give a majority vote for the Resolution and was then requested to provide an alternative. The alternative was repainting based on condition or need rather than time. It also emphasized a program of educating homeowners on factors such as: the effect of sun and heat on paint, what to look for in failing paint, and the paint industry's recommended paint life. The BOD rejected the ARC's plan based mainly on the effort and volunteer manpower it would take to adequately do the job.
- The ARC identified 6 major rumors and misinformation circulating around the community about Resolution 17-02. These rumors were discussed and the correct information was presented.

Submitted by: 