

**PGA WEST FAIRWAYS ASSOCIATION  
ARCHITECTURAL COMMITTEE MEETING MINUTES  
PGA WEST PRIVATE CLUBHOUSE - RYDER CUP ROOM  
10:30 A.M., MONDAY, JANUARY 9, 2017**

**Committee Members Present (5)**

Chuck Eckman, Chair

Walt Lloyd

John Gruber

Bob Brown – Present by telephone

Dan Dozer – Present by telephone

**The Management Trust, Desert Division**

Cassie Gertz, General Manager

Kari Martin, Operations Manager

**Call to Order** – Chuck Eckman called the meeting to order at 10:24 A.M.

**Approval of Minutes** - The minutes of the December 5, 2016 Architectural Review Committee (ARC) meeting were reviewed. Motion m/s/c to approve the minutes as submitted.

**Unfinished Business –**

- A. Masters SBA, 80435 Weiskopf, Flagpole (Ratify)** – The Committee reviewed the application for the installation of the flagpole. Motion m/s/c to ratify the application as submitted.
- B. Muirfield SBA, 81355 Golf View Drive, Bathroom Addition** – The Committee reviewed the application for the bathroom addition. Motion m/s/c to approve the application as submitted with the following conditions and notations:
  - Dan Dozer noted with concern that there wasn't a drainage plan included on the plans. In heavy rains, the proposed roof plan channels a lot more water down the corner of the house and garage than what was originally intended; and soil erosion and roofing issues may occur. The Committee recommended that the homeowner confirm with his contractor that the roof and drainage plan is thoroughly reviewed and that the plan can sustain a heavy rainfall and channel water properly.
  - Homeowner is to ensure that the project is completed within the three (3) month timeframe given on the application or if more time is required to contact Management ahead of starting the project.
  - If a portable restroom is needed, Homeowner is to notify the Association and Management will determine the best location.
- C. Summit SBA, 81080 Chanticleer, Front Yard Landscape Modifications (Revised Plan)** – The Committee reviewed the revised plan for front yard landscape modifications. Motion m/s/c to approve the application as submitted with the condition that all landscape materials used are compatible with the Association's materials.

**New Business –**

- A. Flagpoles, Signs and Plaques Guidelines** – The Committee discussed future guidelines for flagpoles, signs and plaques. Management is to obtain guidance from legal counsel.
- B. Hermitage SBA, 80634 Hermitage, Exterior Painting** – The Committee reviewed the application to paint the exterior of the residence. Motion m/s/c to approve the application as submitted.
- C. Hermitage SBA, 57445 Spanish Hills Lane, Garage Door Painting** – The Committee reviewed the application to paint the garage door of the residence. Motion m/s/c to approve the application as submitted.
- D. Legends SBA, 56760 Muirfield Village, Bedroom and Bathroom Addition** – The Committee reviewed the application to build an additional bedroom and bathroom off the existing guest house. Motion m/s/c to deny the application as submitted pending that the homeowner agrees to have the plan reviewed by a third party architect.
- E. Legends SBA, 81170 Golf View Drive, Front Yard, C/Y, Rear Yard L/S Modifications** – The Committee reviewed the application for front yard, courtyard and rear yard landscape modifications. Motion m/s/c to approve the application as submitted.
- F. Norman Estates SBA, 55415 Medallist Drive, Direct T.V. Dish** – The Committee reviewed the application to install a Direct T.V. Dish. Motion m/s/c to deny the application as submitted pending a site visit by Management to determine a location less visible from the common area.

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- G. Pasadera SBA, 56725 Mountain View, Exterior Painting (Ratify)** – The Committee reviewed the application to paint the exterior of the residence. Motion m/s/c to ratify the application as submitted.
- H. Pasadera SBA, 57435 Seminole Drive, Garage Doors** – The Committee reviewed the application for the installation of new garage doors. Motion m/s/c to approve the application as submitted pending verification from the Homeowner that the new doors will not have windows.
- I. Summit SBA, 57545 Black Diamond, Tree Removal/Replacement** – The Committee reviewed the application for tree removal and replacement in the front yard of the residence. Motion m/s/c to approve the application as submitted with the condition that the irrigation materials used for the trees are compatible with the Association's irrigation materials.
- J. Tiburon SBA, 55535 Royal St. George, Retractable Awnings** – The Committee reviewed the application to install retractable awnings on the back side of the residence. Motion m/s/c to approve the application as submitted.
- K. Toll Brothers SBA, 81360 Kingston Heath, Exterior Painting** – Application cancelled by homeowner on 1/6/17.

**Next Meeting Date** –Monday, February 6, 2017 at 10:30 A.M. at the PGA West Private Clubhouse – Ryder Cup Room.

**Adjournment** – Motion m/s/c to adjourn the meeting at 11:28 A.M.