

UNAPPROVED

ARC MEETING MINUTES

Location Glen Eden on the Lakes Clubhouse
Date March 3, 2026
Time 2 pm

1. Call to Order – establish quorum.

Carol Oliver called the meeting to order at 2 pm. A quorum was established with Carol, Sharon Bass and Ellen Wright present. Heidi Beechie was present by telephone. Board member Franklin Bass was also in attendance.

2. Acknowledgement of Proper Meeting Notice.

Carol stated that a Notice of the meeting was sent to all homeowners, and it was posted at the Clubhouse.

3. Acceptance of Agenda with permission to change order.

This was passed with a Vote of 4-0.

4. Review and Approve Prior Meeting Minutes.

Minutes from the last ARC meeting dated February 4, 2026 were approved with a vote of 4-0.

5. Ratify ARC requests (10):

1. Ratification of 1/23/26 Grant request for 14554 Juniper Point for exterior house paint in ARC approved colors Bagel with Vanillin trim using Troy Tudor Quality Painting.
2. Ratification of 1/25/26 Szymanowski request for 14784 Glen Eden for addition of second trellis with bleeding heart to balance the landscaping out.
3. Ratification of 2/3/26 Verduci request for 14710 Glen Eden for new roof using ARC approved tile color Espresso Blend from Villa 900 Series using Unimax Construction Group.
4. Ratification of 2/8/26 Verduci request for 14710 Glen Eden for exterior house paint and trim in ARC approved color White Dove using Unimax Construction Group.
5. Ratification of 2/5/26 Schacherer request for 14628 Glen Eden for exterior house paint in ARC approved colors Balanced Beige with Snowbound trim. Outside lighting has also been approved.
6. Ratification of 2/25/26 McGuirk request for 14797 Glen install new outdoor lights at garage door.
7. Ratification of 2/24/26 Coyle request for 14774 Glen Eden to plant Four Texas sages in front of home using Green Acres.

8. Ratification of 2/24/26 Hollander request for 14648 Glen Eden to remove overgrown hedges in front and side. Plant new flowers and plant Song of India bush to hide pool equipment using Green Acres.
9. Ratification of 2/23/26 Sperry request for 14595 Glen Eden for new roof using ARC approved tile color Espresso Blend.
10. Ratification of the denial of 2/24/26 Verduci request for 14710 Glen Eden to paint gutters the same color as the Espresso Blend roof tile. ARC denied this request per section 8 stating that gutters and downspouts should be either white or neutral in color to match the trim of the home.

All ARC requests attached were ratified. Vote 4-0.

6. Brief discussion on the need for the Committee to review the ARC sections contained in the GEOTL Documents. The Documents provide the action needed to modify the existing Architectural Planning Criteria. No modifications were proposed at this time.
7. Heidi Beechie was elected Chair of the ARC. Vote was 4-0. The Committee and Franklin Bass, for the Board, thanked Carol for serving as Chair these last few months. Heidi and Carol will contact Bob C. to ensure that all ARC Requests are now sent to Heidi with a cc to ARC members. Carol reviewed her role as Chair and offered her help to Heidi in her new role. Sharon offered to continue to do the meeting minutes.

The meeting was adjourned at 2:23.

UNAPPROVED