

**TALLAVANA HOMEOWNERS' ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE**

**July 3, 2007
Minutes/Report**

Meeting of the monthly Architectural Control Committee (ACC) was held on July 3rd, 2007 at the pavilion at Lake Tallavana.

PRESENT: ACC Members –Pat Powell, Linda Ritchie, Virginia Everett and Jim Grantham.
THA Members – Richard & Linda Kornmeier, Richard & Martha Fox, Ray & Julie Zimmerman, Judy Conlin, Neil McDonald and Corporate Secretary, Debbie Robinson.

Approvals:

Richard & Nancy Turner, 180 Magnolia Ct., submittal for a fence around garden. Fence to be a 4' high picket fence to be painted same color as the house trim, which is green. The fence will incorporate the existing arbor and to enclose the garden.

Richard & Linda Kornmeier, 661 Tallavana Trail, submittal for garage. The garage is a metal structure, 16 ft wide x 16' to 20' long, placed on existing concrete slab. Colors to match the house. The building will be approximately 8 feet from the side property line however; Mr. Kornmeier has a letter of acceptance to a side set back variance from his neighbors, Mr. & Mrs. Gibbs at 669 Tallavana Trail. A set back variance may need to be recorded at the time of selling the property.

Pending:

Warren & Faith Jones, 2539 Tallavana Trail, submittal to replace gate and add additional gate. Jones' would like to replace the existing chain link gate with an electric iron gate. More information and drawings are needed in order for the ACC to determine what changes are to be made.

Other ACC Issues:

A submittal was received from Paul and Sherry Sirmons, 1931 Tallavana Trail for replacing an attached deck to the back of the house. The existing deck is extremely rotten due to age. Also, the Sirmons received a request from their insurance company for the removal of a total of 5 trees. Since the deck is replacing an existing deck and the trees are not in the buffers, there is no action required of the ACC.

Member Judy Conlin addressed the ACC regarding a dead tree next to her home. Since the tree is 1.) Obviously dead and 2.) Next to the home; it was determined this was not an ACC issue.

Richard and Martha Fox asked questions in preparation to submit plans for a garage.

Pat Powell reported that her conversation with the Bravo's concerning their shed revealed that while they have plans to return the shed to it's original approved location, they plan to do so after their shoreline work is done. The original location of the shed is now an open spot to allow heavy equipment to pass thru the property to the shoreline.

Respectfully submitted,

Debbie Robinson, Corporate Secretary for Tallavana Homeowners' Association