

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

**October 02, 2007**

**Minutes/Report**

Meeting of the monthly Architectural Control Committee (ACC) was held on October 2nd, 2007 at the pavilion of Lake Tallavana.

PRESENT: ACC Members –Pat Powell, Earl Mills, Linda Ritchie, Virginia Everett and Jim Grantham.  
THA Members –Julie Zimmerman, Rod Pigott, Larry Jones, Gary Robinson and Corporate Secretary, Debbie Robinson.

**Approvals:**

Mike Mapstone & Carolyn Rankin, 2167 Tallavana Trail; submittal for the removal of 2 trees in the buffer that are prohibiting the growth of several other trees. The submittal is also for 2 trees that are close to the house and hang over the house. ACC did site inspection.

Fred & Vicki Yocher, 101 Tallavana Trail; submittal for a 10' x 16' shed to be placed in the back yard 30' from the back property line and 25' from the sideline. Shed will not be visible from the road. The submittal is also for the driveway to be finished with asphalt. No trees need to be removed for either project.

John Stuhl, 2171 Tallavana Trail; a large tree fell and severely damaged the roof. Because of the damage, the entire roof was in need of immediate replacement. Roofing material and color were approved by the ACC after the fact due to the emergency situation.

John & Dona O'Neal, 2331 Tallavana Trail; the bathroom that was previously approved will not be built. The O'Neals found the addition too expensive and will remodel the old one. O'Neals are submitting paint colors for the outside of the house and trim/shutters. The house color is Lyndhurst Timber (medium tan) and the trim/shutters are Shutter Brown.

Larry & Joyce Jones, 664 Mason Drive; submittal for a pre-fab metal garage on a slab. The garage will be 24' x 30' with roll up door, 9' x 7'. There will be two 3' wide doors. The color is sandstone with green trim and roof. A split rail fence will be added in the back yard. No trees need to be removed.

Donald Guy, lot on Magnolia Court; submittal for a 2,769 sq. ft. house. Outside will be pale tan brick, dark green trim and slate color shingles. ACC approval is subject to all Gadsden County Permitting and deed restrictions.

**Pending:**

Realtor Patsy Harrell contacted Pat Powell regarding tree removal on a piece of property she has listed. Patsy has a prospective buyer who marked the trees he desires to have removed if he purchases the property. Pat met with Patsy on the property at 66 Honeysuckle Drive. A total of 13 trees were marked. It was the consensus of the committee for an ACC majority to meet on the property prior to the October Board meeting to be prepared to discuss this issue with the Board.

**Other ACC Issues:**

Warren and Faith Jones have withdrawn their submittal for an electronic gate at their driveway.

Respectfully submitted,  
Debbie Robinson, Corporate Secretary for Tallavana Homeowners' Association