



**Architectural and Landscaping Review Committee Minutes
May 13, 2026**

Committee Members Present: Rob Feltes, Sheryl Forte, Lynn Huebner, Dan Gann, and Susan Wood,

Absent: Alan Miklofsky

Staff Present: Barbara Daoust, General Manager, Debbie Deptula, Assistant Community Manager and Ishanayna Shelley, Community Standards Coordinator

I. Call to Order

The meeting was called to order at 3:00 P.M.

II. Adopt Agenda

One change was made to May 13, 2026, Agenda: A topic was added to the agenda under topic XIII. Variance Request 2399 E Vistoso Village PI – Spiral Staircase.

A motion was made by Sheryl Forte and seconded by Susan Wood to approve the agenda as amended. The motion carried unanimously.

III. Approval of April 8, 2026, Minutes

A motion was made by Susan Wood and seconded by Sheryl Forte to approve April 8, 2026, minutes as presented. The motion carried unanimously.

IV. Approval of the April Consent Agenda

A motion was made by Sheryl Forte and seconded by Susan Wood to approve the April consent agenda as presented. The motion carried unanimously.

V. Guest Forum – N/A

VI. Parks & Landscaping Committee Update

The committee members reviewed the report and had no questions.

VII. ICCU Bank – Commercial Property Remodel

A motion was made by Susan Wood and seconded by Lynn Huebner to recommend

Approved

approval of the ICCU Bank reconstruction with the previous stipulations and to add the ATM signage as presented and that the soffits located above the drive thru to be eight inches in the proposed color green. The motion carried unanimously.

VIII. Variance Request – 1100 W Montelupo Dr – Landscape

A motion was made by Sheryl Forte and seconded by Susan Wood to recommend denying the request to the board for lack of detailed information that has been requested from the homeowner. The motion carried unanimously.

IX. Variance Request – 1206 W Calabria Court – White Gravel In Front Yard

A motion was made by Susan Wood and seconded by Lynn Huebner to recommend denial to the board on installing white gravel in the front yard. The motion carried unanimously.

X. Variance Request - 12923 N Morgan Ranch Rd - Landscape upgrade

A motion was made by Susan Wood and seconded by Sheryl Forte to recommend to the board denying the request due to lack of information. Motion was withdrawn by Susan Wood with Sheryl Forte agreeing.

Management was directed to contact the homeowner for the following information: plant details, measurements of the pony wall, location of pony wall showing property lines, and flagstone dimensions.

XI. Variance Request - 1263 W Montelupo Dr – Pavers

Management was asked to receive the following information about project regarding an exact sample, dimensions, and where the pavers are to be placed.

XII. 2399 E Vistoso Village pl – Spiral Staircase

Management was asked to receive the following information: weight load and measurement of deck, and details on railing.

XIII. Architectural & Landscaping Review Committee Charter

The committee discussed adding language to the “Specific Responsibilities” section of the charter.

A motion was made by Rob Feltes and seconded by Sheryl Forte to recommend the approval to the board on adding the language to the ALRC charter. Motion was unanimously approved.

This will be presented to the board for consideration at the May 28, 2026 meeting.

XIV. Adjournment

The next meeting is tentatively scheduled for June 10, 2026, at 3:00 PM.

A motion was made by Rob Feltes and seconded by Sheryl Forte to adjourn the meeting at 3:51 PM. The motion carried unanimously.

Approved

Approved