

Franklin Village Architectural Committee Meeting
March 19, 2024, 9:30 am
Paoli Room, HM Community Center
Final Minutes

Attendees: Mary Ann DiNunzio, Joyce Goodman, Allan Soldwisch, Maggie Thompson, Mike Weber, Paul Welle

Guest: Bob Gottschall (Village Council Liaison to Architectural Committee)

Approval of Minutes of Previous Meeting

The minutes of the February 20, 2024 meeting were approved as submitted.

Council Report (Bob Gottschall):

No report.

Old Business:

Approved Requests Pending Completion:

- 537 Weber Room Addition and Pavers. Construction complete. Awaiting final trim painting.
- 552 DiNunzio New Sunroom. Construction complete. Door to be painted in spring.
- 530 Becker Two Windows. Construction complete. Awaiting final inspection.
- 569 Shipley Paint Underside of Deck and Back Door. Awaiting painting.
- 535 Cianza Paint deck railings, fascia, and supports and install new awning.
Awaiting installation – **AC Reviewed by email and recommended approval 3/13/24, Council approved 3/14/24.**

New Business:

Review of Submitted Architectural Request Forms

- 571 Koppe Replace Front Storm Door with Anderson 10 Series – Fullview Door – Sandtone
Unanimously voted to recommend approval because it meets Guidelines.

Preparation for Spring Walk Around

The previous Architectural Committee recommended approval of the following Architectural Requests. There is no record of approval by Council. **The Architectural Committee decided to review progress during 2024 Spring Walk Around.**

Unit Number	Date Submitted	Owners	Purpose	Contractor	COI Received	Architectural Committee	
						Recommendation	Date
573	9/14/22	Welliver	Paint Short Side of Sunroom	Lou Romano	On File	Approve	9/18/22
572	9/15/22	Kroos	Paint Sunroom Walls	Lou Romano	On File	Approve	9/18/22
591	11/13/22	Richards	Paint Patio Railing	Curt Varallo	On File	Approve	11/18/22
600*	3/15/23	Mehreteab	Wash Sunroom Walls	Lou Romano	On File	Approve	3/17/23

* Mike Weber reported that the 600 sunroom walls have been washed.

564 Deck Painting – Background: On September 1, 2022 and October 18, 2022, the Donatonis in 564 were informed by the Architectural Committee that their deck fascia/apron and support beams needed to be painted. On October 19, 2022, the Donatonis responded that the deck color is the same brown as it was when they bought their house and that they were not informed, before settlement, that the deck needed to be painted. As a result, they do not believe they need to repaint until the deck is replaced. On February 8, 2023, after additional communication with the Donatonis, the Architectural Committee informed the Council of the impasse. The deck has not been repainted or restained.

Review of previous versions of the Architectural Guidelines indicates that the Donatonis' brown deck met the requirements of the Architectural Guidelines when they bought their house.

- May 2017 – Brown stain or paint color must be preapproved by the committee.
- 9/14/2018 – Donatonis bought their house.
- May 2019 – Medium to dark brown stain or paint color must be preapproved by the committee.
- June 2021 – Architectural Committee approved dark brown stain or paint color must be preapproved by the committee.

The Architectural Committee decided to recommend not enforcing revisions in the Architectural Guidelines because the structure met the guidelines prior to the revision and the deck is in good condition. Bob Gottschall said he would inform the Donatonis after consulting with Council.

The Architectural Committee decided to include the following critical items in the 2024 Spring Walk Around:

- Front doors needing painting or replacement.
- Storm doors needing replacement.
- Trash bin door latches needing replacement or doors needing repair.
- Garage door trim needing repair or painting.
- Room additions needing painting or washing.
- Other maintenance needs.

Zone Leaders agreed to complete the Spring Walk Around by our next meeting, April 16. Also, the zone leaders agreed that, if an awning is not up during the Spring Walk Around, they will return after June 1st to see if awning is installed.

Next Meeting(s)

3rd Tuesday of the month at 9:30 am - April 16, May 21, and June 18. **Please put them on your calendar.**

Adjourn

Meeting was adjourned at 10:44 am.