

April 2026 HOA DCC Updates for 4-21-26

Old Business:

Lighting Standards Update:

~ Pending draft update for Architectural standards.

Hamilton Lake Conservancy:

~ Recommend someone from the Board attend these monthly meetings. Our HOA could be directly impacted by decisions.

Lot 198 Development:

~ Defer to Eric who received and recorded updated info.

Gaffer Landscaping Verbal (No Change from February Meeting):

~ Received phone call asking about various things. Recommended they submit and DCC will review.

Klingman 260 Lane 280C:

~ Referred to DCC Jeff Jackson who has worked diligently on this.

~ Received drawings and information and has approval pending plat layout showing measurements from lines.

New Business:

Grieshop 360 Lane 282:

~ David Ringer is lead on this one. Several back and forth and tremendous amount of time spent on this getting owner and contractor to provide appropriate information for review.

~ Several initial violations noted and rejected for redesign.

~ Pending further information before entire DCC reviews.

Wolfrum 35 Lane 282A:

~ Updating retaining wall similar to Wappes.

~ Submitted paperwork incomplete but received updated info 4-20.

~ Discussed with contractor new insurance requirements (101 Landscaping)

~ Will be sending to DCC this week for full review.

Certificate of Insurance Requirement:

~ DCC will require the CBCCHOA be listed as an additional insured on Contractors Insurance

~ Certificate when performing over \$10,000 of work or at DCC discretion.

~ Went into effect April 1, 2026

~ Paula updated form on website and info.

40 Lane 283 Listing for Sale:

~ Sent info to Eric regarding known and possible DCC and covenant violations

~ Board should advise owner of any existing fines as well.

Shipe 80 Lane 270 Govee Lights:

~ Request send and reviewed by Ringer. Approved by DCC.

Frontier Fiber Installation:

- ~ Received notice they had some clearance and were starting to bore on Lane 280B
- ~ Subsequently hit a gas line next to our HOA.
- ~ Unclear if they were boring in cleared area or not. Not in our HOA so haven't checked.

General Notes:

Reminder to ALL HOA Members: No request even considered without all 3 pieces of literature emailed to us.

- ~ Architectural Request Form
 - ~ Architectural Standards Form signed by lot owner AND contractor performing work
 - ~ Lot plan with requested work or samples of materials if just exterior decor.
 - ~ Most Approvals are valid for 60 days if no ILP required. 1 Year if ILP is required.
- Use email of cbcc.hoa.dcc@gmail.com whenever possible. Phone calls are immediately referred to email.