

**Village of Sterling Ridge  
Residential Design Review Committee  
Regular Meeting - 4:00 p.m. – November 4, 2010**

The Woodlands Township Service Center  
2201 Lake Woodlands Drive  
The Woodlands, Texas 77380

**Minutes**

**Members Present:** John Nanninga, Doris Wootton, Jay Procter and George Ushiroda

**Staff Present:** Rachel Downs, Jill Barnes, Neslihan Tesno, Hennie Van Rensburg and John Powers

**Public Present:** Bret Strong

A. Welcome/call to order

John Nanninga called the meeting to order at 4:00 p.m.

B. Public Comments (3 minutes)

There were no public comments

C. Consideration and Action concerning Minutes of October 7, 2010

The following amendments were recommended by John Nanninga:

- 1) Corrected spelling of Doris Wootton under letter E and H;
- 2) John would like staff to ask Kim Vest if she wants to be listed as Kim or Kimberley in the minutes;
- 3) John would like staff to list who motioned and who 2<sup>nd</sup> the motion that was made regarding each application in Exhibit A.

Doris Wootton made the motion to approve the amended minutes; George Ushiroda 2<sup>nd</sup> the motion. The motion was unanimously approved.

D. Review and Disposition of the applications on the Review List for November 4, 2010, attached "Exhibit A".

George Ushiroda motioned to Disapprove items 1-5, Doris Wootton 2<sup>nd</sup> the motion, and the motion was unanimously approved. John Nanninga motioned to Conditionally Approve item 6 on the condition that the patio cover meets code and standards, Doris Wootton 2<sup>nd</sup> the motion, the motion was unanimously approved. John Nanninga motioned to Approve item 7 with a suggestion that the residents plant vegetation to help screen the trellis on the left side, George Ushiroda 2<sup>nd</sup> the motion, the motion was unanimously approved. Doris Wootton motioned to Approve item 8, John Nanninga 2<sup>nd</sup> the motion, and the motion was unanimously approved. John Nanninga motioned to Conditionally Approve item 9 on the condition that the rear retaining wall be built per plan as submitted and the side retaining wall must have at least 30 inches between the fence and the retaining wall, Doris Wootton 2<sup>nd</sup> the motion, the motion was unanimously approved. No action was taken on item 10.

E. Staff Approval List for November 4, 2010

The Staff Approval List was received as presented.

F. Review and Discussion of RDRC By-Laws by Legal Counsel (This item was moved by the committee to be heard after item C.)

Bret Strong thanked everyone on the committee for their service to the community. Bret talked with the committee about how he became involved in the process of revising the by-laws, how it was brought to his attention regarding the action taken at the last meeting to adopt the bylaws. Bret explained the history of the RDRC's and how the covenants relate to them and the need for the RDRC's to operate consistently. He explained how the RDRC's may have by-laws and the process of how to modify the by-laws and that the action taken at the October 7<sup>th</sup>; Residential Design Review Committee meeting was not in keeping with the by-laws

and was not legal under those by-laws. Jay Procter stated that it is his understanding that since at least 2/3 of the RDRC's adopted the current by-laws that they are the by-laws that all RDRC's must work under.

John Nanninga stated that he asked for discussion of the by-laws to be added to the agenda back in October 2009, but staff would not post for the discussion. John Powers and Hennie Van Rensburg responded to this statement.

John Powers discussed the difference between a government election and a Home Owner's Association election and that Montgomery County will not recognize the RDRC election or the Village Association election as a general election. Therefore the RDRC elections and Village Association elections cannot be held in conjunction with the general election.

John Nanninga presented the committee and staff with a written motion that he would like to make at the appropriate time.

Jay Procter stated he felt that the Sterling Ridge RDRC would better serve the community by ending the on-going discussion regarding the by-laws and begin reviewing the applications of the Village that he is here to serve. He felt that the discussions were not a productive use of the committee's time since the other RDRC's had voted against the changes.

John Nanninga stated that he felt the June RDRC approved minutes were incorrect as were the past Joint RDRC meeting minutes and that his comments made at these meetings had been omitted from the minutes.

G. Consideration and Action of RDRC By Laws (This item was moved by the committee to be heard after item the previous item.)

John Nanninga made a motion stating whereas the Village of Sterling Ridge Residential Design Review Committee (Committee) has found the Joint Residential Design Review Committees (RDRC'S) bylaws deficient, the committee approved on October 7, 2010 bylaws which they believe are appropriate and proper. However, The Woodlands Township (Township) staff considered these bylaws to be contentious. Therefore be it moved the committee bylaws dated October 7, 2010 be voided upon the convening of a joint RDRC meeting that will correct and revise the Township's RDRC Bylaws and such meeting by timely so as to have the adoption prior to the 2011 Village elections. The motion was not seconded and died for lack of a second.

Doris Wootton motioned to revoke the previous bylaws approved by Sterling Ridge in the October meeting, adopt the current bylaws that the other RDRC's have adopted and ask all RDRC's to convene in a Joint meeting to discuss changes and proposes to the current bylaws. Jay Procter 2<sup>nd</sup> the motion. The motioned carried, John Nanninga opposed.

H. Consideration and action concerning the absence of any Committee member.

Kim Vest was absent. She provided appropriate advance notice. John Nanninga motioned to approve her absence Doris Wootton 2<sup>nd</sup> the motion carried.

I. Committee Member Comments (3 minutes)

George Ushiroda wanted to wish everyone a Happy Thanksgiving.

J. Staff Comments (3 minutes)

Rachel Downs stated that in the future she would like the committee to review the minutes very carefully. She is the one who prepares them to the best of her recollection and if something is incorrect please let her know at the meeting because it is more difficult to correct after several months has passed.

K. Adjournment

John Nanninga made the motion to adjourn the meeting. George Ushiroda 2<sup>nd</sup> the motion. The motion was unanimously approved. Meeting adjourned at 6:04 p.m.

Exhibit A  
November 4, 2010

|    | <b>Applications Reviewed</b>                 | <b>Owner Name</b>         | <b>Property Address</b>    | <b>Sec</b> | <b>Block</b> | <b>Lot</b> | <b>Committee Action</b> |
|----|--|---------------------------|----------------------------|------------|--------------|------------|-------------------------|
| 1  | Widening and related improvements            | ROBERT F DUKE             | 102 S WYCKHAM CIR          | 0063       | 0001         | 0001       | Disapprove              |
| 2  | Swing set with fort and related improvements | MARK A RUBIO              | 147 HAWKHURST CIR          | 0093       | 0002         | 0022       | Disapprove              |
| 3  | Utility/Storage and related improvements     | LLANSLEY B<br>THELWELL JR | 39 S ALMONDELL WAY         | 0098       | 0001         | 0035       | Disapprove              |
| 4  | Sports court and related improvements        | NANCY ROSS<br>STRICKER    | 40 PAWPRINT PL             | 0043       | 0001         | 0027       | Disapprove              |
| 5  | Swing set and related improvements           | PAVEL VANECKO             | 82 W SPINDLE TREE CIR      | 0073       | 0001         | 0039       | Disapprove              |
| 6  | Patio Cover and related improvements         | JOHN H ROBUCK             | 10 RENOIR TRAIL PL         | 0021       | 0001         | 0047       | Approve with Conditions |
| 7  | Trellis and related improvements             | KENNETH J WELLS           | 138 BLACK SWAN PL          | 0097       | 0001         | 0020       | Approve                 |
| 8  | Trellis and related improvements             | DANNEY VAN<br>MCCOY       | 27 MOATWOOD CT             | 0080       | 0004         | 0002       | Approve                 |
| 9  | Retaining walls and related improvements     | AARON GARDNER<br>CARLSON  | 39 E GREEN PASTURES<br>CIR | 0043       | 0001         | 0040       | Approve with Conditions |
| 10 | Home Business and related improvements       | HOLLI P<br>KLEINSCHMIDT   | 46 N ABRAM CIR             | 0024       | 0002         | 0008       | No Action Taken         |