

Members present: Robert Heineman, Deborah Sargeant, Chris Florack, Herman Weindel, Kim Hess and Danie van Loggerenberg.

Staff Present: Kimberly McKenna, Henie van Rensburg and Sharon Davis

- I.** Welcome/Call Meeting to Order.  
The meeting was called to order in regular session, open to the public by Chairman Deborah Sargeant at 5:32 p.m.
- II.** Approve the minutes of the meeting of November 6, 2013.  
The minutes of the previous meeting were reviewed. It was moved by Chris Florack and seconded by Kim Hess to approve the minutes as presented. The motion carried unanimously.
- III.** Consideration and Action of the Applications and Covenant Violations in Section IV, recommended for Summary Action.  
Chairwoman Deborah Sargeant presented the summary list of applications, as presented through staff recommendation. The list consisted of items 3, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36. It was moved by Herman Weindel and seconded by Kim Hess to approve the items listed on the summary list as presented in staff recommendation with one change to item number 10, noting the to approve the item as presented. The motion carried unanimously.
- IV.** Review and Disposition of Applications and Covenant Violations
  1. Consideration and Action for the restaurant renovation and patio addition for the Republic Grill.  
Regency/McBurney  
4775 West Panther Creek Drive Ste #490  
Lot 0001-0283 Block 0045, Section 0040 Village of Panther Creek  
This item was reviewed by the full committee. The owner was present to address the committee. The staff provided a PowerPoint presentation noting the plans for the new improvement, the outdoor seating area and the additional landscaping the owner had provided after consulting with the staff. After a few questions regarding the business operation, it was moved by Kim Hess and seconded by Herman Weindel to approve the proposed improvements as presented. The Committee thanked the owner for attending the meeting and coordinating with the staff regarding the proposed improvements. The Committee noted the Restaurant will be a nice addition to the shopping center. The motion carried unanimously.
  2. Consideration and Action for the restaurant renovation, including color and material changes and awnings.  
Brinker Texas/ Chili's Grill and Bar  
1110 Lake Woodlands Drive  
Lot 0655, Block 0599, Section 0999  
This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the plans for the exterior renovations and signs. The Committee had concerns regarding the color and material changes proposed for the building. It was then moved by Kim Hess and seconded by Herman Weindel to deny the proposed improvements and signs as presented and require a sample board and sample awning be submitted, modify a portion of the color change to allow for more of the tan color and less red, remove the L.E.D. lighting noted around the roof and resubmit a revised proposal for the signs consistent with the Commercial Planning and Design Standards for signs.
  3. Consideration and Action for the installation of a water well, for using subsurface water for irrigation purposes.  
Neikirk/The Woodlands United Methodist Church

2200 Lake Woodlands Drive

Lot 8650, Block 0547, Section 0999, Village of Research Forest

This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the installation of a water well on the condition the water well will be operated for the purposes of irrigation of The Woodlands United Methodist Church and that the owner sign a release and indemnity agreement whereby you indemnify the Development Standards Committee, the Woodlands Township and all related parties from and against any third party claims in any manner associated with the construction, operation, use or maintenance of the water well. In addition the owner must plant and maintain significant vegetation to soften and screen the view of the pumps and equipment from the street and adjacent properties. The motion carried unanimously.

4. Variance request for a proposed in-ground pool and spa that will exceed the maximum amount of hard surface area allowed.  
Fadi Issa  
43 North Lakemist Harbour Place  
Lot 04, Block 01, Section 38, Village of Panther Creek  
This item was reviewed by the full committee. The neighbors and contractor were present to address the committee. The staff provided a PowerPoint presentation noting the plans for the new improvements, the overall figures for hard surface and the revised changes made by the home owner. The committee reviewed the information and noted the revised plan reduced the hard surface significantly and was almost within the margin of error. However, the concern of drainage was noted. It was then moved by Kim Hess and seconded by Chris Florack to approve the revised plan as presented on the conditions the owner must submit a drainage plan to the staff for review. The staff requested a member of the Development Standards Committee to consult with the staff regarding the drainage plan. Deborah Sargeant was identified as the representative for review and consultation regarding the drainage plans. Additionally, all improvements must meet code and pass final inspection. All improvements must not halt or materially impede drainage as defined in the Standards. Enforcement of drainage concerns is the responsibility of the affected parties. The motion carried unanimously.
5. Variance request for proposed pool equipment that will encroach into the side yard easement.  
Fadi Issa  
43 North Lakemist Harbour Place  
Lot 04, Block 01, Section 38, Village of Panther Creek  
This item was reviewed by the full committee. The neighbors and contractor were present to address the committee. The staff provided a PowerPoint presentation noting the plans for the equipment. It was noted that the owner modified the proposed location after the Residential Design Review Committee acted on the item. As a result, the revised plans submitted required action by the committee, but the location of the equipment was no longer considered in need of a variance. The committee reviewed the home and the adjacent properties. They reviewed location and the adjacent property and the use of those areas. It was noted by committee member Robert Heineman and Chris Florack that the proposed location was considered the optimum location because it is within the Standards and is adjacent to a garage which would allow for less noise and impact to adjacent properties. The committee reviewed alternate locations demonstrating to the affected neighbor the potential for the equipment to be more impactful in the alternate location. The motion carried unanimously.
6. Variance request for a conceptually proposed attached patio cover with summer kitchen which would have a roof that was considered to be not compatible with the home when viewed by the Residential Design Review Committee.  
Chris and Lisa Martell  
87 North Concord Forest Circle  
Lot 23, Block 01, Section 41, Village of Cochran's Crossing  
This item was reviewed by the full committee. It was noted the improvements consisted of the fire bowls as well as the roofing material of the proposed patio cover. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to approve the fire bowl features as presented on the condition the meet pass and pass final inspection and deny the patio cover as proposed, affirm the Residential Design Review Committee's original action and require the owner modify the roof to match the roof of the home. The motion carried unanimously.
7. Consideration and action regarding a garage and pool bath addition, which may have a possible impact as seen from adjacent properties.

Montserrat Segura Hawkins  
234 North Tranquil Path  
Lot 04, Block 02, Section 63, Village of Grogan's Mill

This item was reviewed by the full committee. The owner and contractor were present to address the committee. The staff provided a PowerPoint presentation noting the plans, location of the improvement and proximity to the adjacent properties. The staff noted their review by the adjacent property owner three adjacent neighbors acceptance and concerns for the structure. The committee shared concerns regarding the size, integration with the existing home, height and impact of the structure. It was then moved by Chris Florack and seconded by Herman Weindel to deny the improvement as proposed. The motion carried unanimously.

8. Variance request for a proposed street right-of-way improvement that is not an approved structure for street right-of-ways, and was not considered to be aesthetically appropriate when reviewed by the Residential Design Review Committee.  
Kho Iqbal  
101 Yewleaf Drive  
Lot 10, Block 02, Section 07, Village of Panther Creek  
This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the plans, location of the improvement and existing street right of way improvements in the area. It was then moved by Deborah Sargeant and seconded by Chris Florack to approve the improvement on the condition the overall height of the railing above the driveway is no greater than two feet four inches and reflectors may not be visible from the street or face the street. Herman Weindel was opposed to the motion. The motion carried.
9. Variance request for a proposed pergola that encroaches into the five foot side yard easement.  
Robert Gerhard  
154 North Berryline Circle  
Lot 25, Block 02, Section 36, Village of Panther Creek  
This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pergola on the condition the owner must meet code and pass final inspection. Additionally the owner must plant and maintain one native evergreen shrub to soften and screen the view of the improvement to the adjacent property. Approval by this committee does not constitute approval by the additional easement holder. It is the owner's responsibility to obtain those approvals and may be subject to removal. Improvements must not halt or materially impede drainage as defined in the Standards. The motion carried unanimously.
10. Variance request for a proposed fire pit that will encroach into the ten foot rear yard easement.  
Roger Burks  
75 North Royal Fern Drive  
Lot 19, Block 01, Section 64 Village of Grogan's Mill  
This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve as presented. The motion carried unanimously.
11. Variance request for an existing detached building which exceeds the maximum floor area and the maximum height allowed for buildings constructed with materials that do not match the dwelling.  
Robert William Temple Jr  
11 Shooting Star Place  
Lot 10, Block 02, Section 24, Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the detached building on the condition the owner paint the detached building to be compatible with the colors of the home. Improvements must not halt or materially impede drainage as defined in the Standards. The motion carried unanimously.
12. Variance request for an existing walkway which encroaches into the ten foot rear yard easement and exceeds the maximum width allowed.  
Robert and Susan Murphy  
115 South Castlegreen Circle  
Lot 05, Block 02, Section 52, Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the walkway as presented. Approval by this committee does not constitute approval by any

additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal.

13. Variance request for an existing deck that encroaches into the ten foot rear easement.  
Danie Van Loggerenberg  
18 Pebble Hollow Court  
Lot 60, Block 02, Section 32, Village of Panther Creek  
This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve as presented. Approval by this committee does not constitute approval by any additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
14. Variance request for existing paving that encroaches into the five foot side and ten foot rear yard easements; and exceeds the maximum amount of Hard Surface Area allowed.  
Richard R Leach  
51 Shearwater Place  
Lot 17, Block 05, Section 04, Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the paving as presented; on the condition the owner does not halt or materially impede drainage as defined in the residential development Standards. Additionally, approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
15. Variance request for an existing wood picket style fence that is not set back five feet from the front façade of the home, exceeds the maximum height allowed, is constructed with a rot board that exceeds the maximum height allowed and is constructed with the unfinished side facing outward from the lot.  
Richard R Leach  
51 Shearwater Place  
Lot 17, Block 05, Section 04, Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the fence as presented, on the condition the owner plant and maintain evergreen vegetation on the left hand side in front of the fence and adjacent to the driveway to soften the view from the street. The motion carried unanimously.
16. Variance request for an existing wood picket style fence that is constructed with the unfinished side facing outward from the lot.  
Cary and Melissa Stockdell  
22 Journey's End Place  
Lot 31, Block 02, Section 25, Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner modify the portion of fencing that is construction side visible to the open space reserve, when the owner no longer owns the home, sells or transfers title or when the fence is in need of repair and replacement, whichever comes first. The motion carried unanimously.
17. Consideration and Action regarding outstanding covenant violations on the home.  
Dubois  
186 Maple Branch  
Lot 34, Block 01, Section 24, Village of Grogan's Mill.  
This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

18. Consideration and Action regarding outstanding covenant violations on the home.  
Nini  
22 Cricket Hollow  
Lot 92, Block 07, Section 01, Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
19. Consideration and Action regarding outstanding covenant violations on the home.  
Pitcaithly  
116 West High Oaks Circle  
Lot 24, Block 01, Section 42, Village of Grogan's Mill  
This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
20. Consideration and Action regarding outstanding covenant violations on the home.  
Schroedt  
18 South Rain Forest Court  
Lot 25, Block 06, Section 38, Village of Grogan's Mill  
This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
21. Consideration and Action regarding outstanding covenant violations on the home.  
Willingham  
30 South Summer Star Court  
Lot 09, Block 06, Section 38, Village of Grogan's Mill  
This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
22. Consideration and Action regarding outstanding covenant violations on the home.  
Dunaway  
74 Maple Branch Street  
Lot 29, Block 06, Section 25, Village Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

23. Consideration and Action regarding outstanding covenant violations on the home.

Chavez

26 South White Pebble Court

Lot 05, Block 04, Section 38 Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

24. Consideration and Action regarding outstanding covenant violations on the home.

Wirts

38 Lyrebird Drive

Lot 53, Block 06, Section 25, Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

25. Consideration and Action regarding outstanding covenant violations on the home.

Suchowolski

95 North Deerfoot Circle

Lot 20, Block 02, Section 28, Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

26. Consideration and Action regarding outstanding covenant violations on the home.

Kramer

8 North Brookpebble Court

Lot 14, Block 01, Section 38, Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as

necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

27. Consideration and Action regarding outstanding covenant violations on the home.  
Diaz  
27 Eagle Rock Place  
Lot 28, Block 01, Section 04, Village of Indian Springs  
This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
28. Consideration and Action regarding outstanding covenant violations on the home.  
Smith  
51 Tree Crest Circle  
Lot 09, Block 27, Section 01, Village of Indian Springs  
This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action after December 16th, 2013; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
29. Consideration and Action regarding outstanding covenant violations on the home.  
Poole  
10912 Auger Place  
Lot 08, Block 02, Section 07, Village of Grogan's Mill  
This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
30. Consideration and Action regarding outstanding covenant violations on the home.  
Mack  
1401 East Red Cedar Circle  
Lot 22, Block 02, Section 10, Village of Grogan's Mill  
This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
31. Consideration and Action regarding outstanding covenant violations on the home.

Truong  
126 West Copper Sage Circle  
Lot 03, Block 04, Section 12, Village of Cochran's Crossing

This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

32. Consideration and Action regarding outstanding covenant violations on the home.

Metting  
22 Irish Moss  
Lot 04, Block 02, Section 41, Village of Cochran's Crossing

This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

33. Consideration and Action regarding outstanding covenant violations on the home.

Edwin/Glassel Living Trust  
2 Red Deer Lane  
Lot 20, Block 01, Section 26, Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

34. Consideration and Action regarding outstanding covenant violations on the home.

Miller  
9 North Hornbeam Place  
Lot 05, Block 03, Section 05, Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

35. Consideration and Action regarding outstanding covenant violations on the home.

Fox  
9 River Birch Lane  
Lot 26, Block 03, Section 28, Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the

Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

36. Consideration and Action regarding outstanding covenant violations on the home.

Rodriguez

104 North Deerfoot Circle

Lot 29, Block 01, Section 28, Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Herman Weindel and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

V. Consideration and action regarding revisions to the Residential Development Standards.

No action was taken for this item.

VI. Public Comments

There were no public comments.

VII. Member Comments

The committee provided the staff with a few properties and improvements where they were concerned with the improvement and whether or not a permit had been obtained. Chairman Deborah Sargeant notified the Committee that Board Member Mike Bass had distributed concerns through the Village Associations regarding the Development Standards Committee's percentage of variances, attendance records and the Residential Design Review Committee's involvement in revisions to the Standards. It was encouraged the committee members attend their Village Association meeting or consider reaching out to Board member Mike Bass regarding his concerns.

VIII. Staff Reports

The staff noted the next regularly scheduled meeting will be January 1, 2013. The office will be closed on January 1<sup>st</sup>. As a result, Deborah Sargeant determined she would call a special meeting for January 8<sup>th</sup>, 2013 at 5:30 at The Woodlands Township Building at 2801 Technology Forest Boulevard.

IX. Adjourn

There being no further business it was moved by Chris Florack and seconded by Herman Weindel to adjourn the meeting at 7:13p.m. The motion carried unanimously.