Bull Run Unit 1 Architectural Review Committee (ACC) Meeting minutes.

March 2, 2026 5:30 pm

Attendees: Kathy Alexander, President

Bill Giudice, Treasure

Bill Stimmel, Secretary

The meeting of the ACC was called by President Alexander and was held at her residence on the above date. Also present was homeowners Keith and Stephanie Humphrey and their daughter Jane.

The first item of discussion was a painting project for Ms. Pam Jordan located at 5700 Breton Ridge Drive. This consisted of changing the light gray color on the front of her house to alabaster white color. The motion was made by President Alexander to approve and all voted in favor of the motion.

The second item of discussion was for a pool for the Humphrey family located at 5712 Sumter Hill Lane. The Humphrey family submitted a detailed plan for the pool to be in the back yard, including drawings of the pool design and measurements, and boundary survey. The contractor will be ready to start construction next Monday and will take approximately 8 weeks to complete (weather pending). During the review of the proposed plan, Mr. Giudice posed questions responded to by the Humphreys. He noted the location of the pool equipment was not shown on the submitted plans. The Humphreys responded the pool equipment was to be located on the north side of the house. Upon further inquiry, the Humphreys stated they had already discussed the pool equipment location with the adjacent neighbors (Thomas & Karen Toombs). The Humphreys stated the Toombs had agreed to such location of the pool equipment. Mr. Giudice noted the plans did not contain drawing of screening material to be used around the pool equipment. The Humphreys stated the location was screened from view by existing landscaping. They Humphreys also stated they would add additional screening in the future if necessary to maintain the beauty of the house. Mr. Giudice asked about the type of pool deck that would be placed around the pool and noting the potential creation of water drainage issues. The Humphreys stated the pool decking would be pavers placed on compacted soil with no concrete slab. They stated they had discussed water drainage with the pool contractor and assured the ACC no water drainage problems would be created since all run-off from the deck by using pavers on soil and any water drainage would be directed to an existed French drain system designed to move water toward Sumter Hill Lane.

President Alexander made the motion to approve the request and seconded by Bill Stimmel, and all voted to approve.

The meeting ended at 605 pm.