

SOUTH BAY COMMUNITY ASSOCIATION
ARC MEETING
Friday, November 19, 2021, 9:30am
MINUTES

1. **Call to Order** Meeting called to order at 9:35am.
2. Determination of Quorum: **Quorum established.** SBCA ARC Committee Members present; Bill Dennis, Bill Wight, Joe Vozarik and Joe Guillien (*and Dave Jurca as alternate for Mike Bainter*). Mike Bainter absent.

Also present: **GM:** Torres. **Board:** SBCA **Members:** Neurenberg, Rice, Burns **Guest:** Piotr Okonski.

3. Approval of Agenda. **Approved 5/0.**
4. Approval of October 15, 2021, meeting minutes, October 22, 2021, special meeting minutes, October 21, 2021, special meeting minutes, as amended (to reflect SBCA Board President Skinner attended the special meeting). **Approved (all) 5/0.**
5. Correspondence & Discussion
 - a. RE: Edgewood Complaint issue, including communications with complaining neighbor, conservator for Lot owner, and Edgewood village President. **Acknowledged.**
 - b. Inner Harbor Village correspondence; regarding roof replacement project. **Acknowledged.**
 - c. RE: #21-052 follow up, including letter to applicants, village HOA board and objecting neighbors. **Acknowledged.**
 - d. LCII regarding possible LCII SD amendment **Acknowledged.**
 - e. Timberton village & PLA regarding possible clogged drains in/by Timberton. **Acknowledged.**
6. SBCA ARC Applications Seeking Approval
 - a. #21-057, LEACH-NORRIS, LCII, patio extension. **Approved 5/0.**
 - b. #21-058, LOIKA, LPV1, tree removal (x11+). **Approved 5/0.**
 - c. #21-059, ARIMESCU, EDGEWOOD, add pavers, replace irrigation, add/change shrubs/trees. **Approved 5/0.** (*Noted: that on application form and by physical inspection of SBCA-ARC representative, some or all work occurred prior to SBCA-ARC meeting date. Applicant will be sent notification letter along with approval letter, stating that future applications must be timely submitted to SBCA-ARC for review and consideration prior to commencing any work that is the subject of the application, and that SBCA-ARC approval must be received in advance of any such work taking place.*)
7. Follow Up
 - a. #21-052, WEAVER-MESLANG, BAYVIEW, install stormwater drainage. **Acknowledged.** No SBCA ARC action required at this time.
8. Extensions
 - a. N/A

9. Old Business

- a. Design Standard 5.1.14 Exterior Lighting (including illumination of flags). **Discussion:** *including reviewing draft language amending DS 5.1.14. Tabled, pending review of revised draft language reflecting discussion at this meeting.*
- b. Discuss treatment of LPV1 applications - impact of LPV1 SD considering LPV1 does not have Village HOA. **Extensive discussion.** *Majority of committee members present felt no need to change current SBCA-ARC procedures related to LPV1 applications, and no further action is needed at this time.*
- c. #21-023, GRINDELAND-DeDONATO, LC II, modify/expand deck. **Status:** update regarding LCII Board communications, if any, advising SBCA-ARC of village decision regarding possible Village amendment to its Supplemental Declaration. **Acknowledged.**

10. New Business

- a. Roof project presentation by Inner Harbor Village. **Extensive discussion,** *including types of roof material under consideration, potential timing and duration of project, scope of SBCA-ARC and village jurisdiction, village decision-making process, DS 5.1.8 (Roof Materials), and suggested SBCA-ARC application and related SBCA-ARC process. No further action needed by SBCA-ARC at this time, pending village proceeding with its process and future application submission.*
- b. Discuss inspection of Edgewood Lot that is the subject of neighbor complaint, to ascertain compliance with MD 4.2.5. **Discussion** *regarding limited scope of SBCA-ARC fact finding related to complaint about subject Lot, MD 4.2.5, and the current condition of the Lot (including exterior of structure on Lot).* **Motion to inform SBCA Board that the Lot, including the exterior of the structure on the Lot, has not been maintained in accordance with MD 4.2.5.** **Approved 5/0.**
- c. SBCA Website updates for SBCA-ARC. Update and discussion. *No additional action items at this time.*

11. Motion to Adjourn – 11:30 AM **Approved 5/0.**

Next SBCA-ARC Regular Meeting: Friday, December 17, 2021.