

SOUTH BAY COMMUNITY ASSOCIATION
ARC MEETING
Friday, November 18, 2022, 9:30am
MINUTES

1. **Call to Order** Meeting called to order at 9:35 am.
2. Determination of Quorum: **Quorum established.** SBCA ARC Committee Members present were J. Leach, Dave Jurca (alternate), John Cacho, Peggy Thuotte and Joe Vozarik. Sheila Twohey was absent.

Also present **GM:** Torres. **Board:** Skinner **Members:** Mayfield, Stevens, Gardanar. Raymond and Herling (remotely).
3. Approval of Agenda. **Approved 5/0.**
4. Approval of October 14, 2022, meeting minutes. **Approved 5/0.**
5. Correspondence & Discussion
 - a. N/A
6. SBCA ARC Applications Seeking Approval
 - a. #22-080, LANDESS, OT II, landscape modifications; drains, sod, irrigation, mulch. **Approved 5/0.**
 - b. #22-081, SHOHBOZIAN, OT I, replace roof. **Approved 5/0.**
 - c. #22-082, BOLEN, OT II, add retaining wall. **Approved 5/0.**
 - d. #22-083, WILKERSON, LPV3, add generator. **Approved 5/0.**
7. Follow Up
 - a. #22-073, TAYLOR_CLARK, OT II, modify drainage, add retaining wall. **Approved 5/0.**
 - b. #22-074, McFARLAND, OT II, extensive landscape modifications, add trees/shrubs. **Notice of rescission. Acknowledged.** *The McFarland's sent notice to the SBCA General Manager that they had canceled their construction contract with PLA/West Harbor Homes. They will not be purchasing a home in OT II. This notification negates any further action on this application. In October an application was submitted: (The SBCA ARC could not review this application, as McFarlands were not yet legal owners of the property and therefore not yet under the jurisdiction of the SBCA ARC. Once they became legal owners, they could resubmit the application for review at the next Scheduled or Special meetings of the SBCA ARC).*
 - c. #22-077, HERLING, FAIRWOOD, repaint exterior, replace deck, replace windows, add propane tank. **Approved 5/0.** *(This application was tabled temporarily so that the entire ARC Committee could visit the site, to review claims that deck modification scope could potentially conflict with neighboring "views". The Chair of the SBCA ARC Committee notified the General Manager that after inspecting the site and neighboring properties, the Committee had voted to approve the application without condition, however noted that the Owner should pay close attention to the SBCA, Village and County requirements associated with setbacks).*
8. Extensions
 - a. #22-038, TWOHEY_CHERRY, TLV, install solar shades. **Approved 5/0.**
9. Old Business
 - a. Outdoor Fire Pits – **Short discussion, then tabled.** *The SBCA ARC Chair will make additional changes to the proposed (draft) amendment to the SBCA Design Standards and then resubmit next month to the Committee for review and then seek a recommendation (to the SBCA Board) for approval.*

- b. Outdoor composting - ***Extensive discussion, then tabled. The proposed (draft) amendment to the SBCA Design Standards was tabled until all Committee Members could be present to edit and approve a final version.***

10. New Business

- a. N/A

11. Motion to Recess for a group site visit to HERLING, FAIRWOOD, property– 10:35 AM **Approved 5/0.**

12. **Meeting concluded.** Committee Members did not return to the Bay Club to resume open session for the purposes of formally Adjourning the ARC Meeting. The SBCA General Manager was notified (via email) by the SBCA ARC Chair later that morning that the HERLING, FAIRWOOD, application had been approved, unanimously and unconditionally.

Next SBCA-ARC Regular Meeting: Friday, December 16, 2022.