

SOUTH BAY COMMUNITY ASSOCIATION
ARC MEETING
Friday, February 17, 2023, 9:30am
MINUTES

1. **Call to Order** Meeting called to order at 9:30 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, Spagle **Members:** Campbell, York, Okeeffe, Wallulis, Sherman

3. Approval of Agenda. **Approved 5/0.**
4. Approval of January 20, 2023, meeting minutes. **Approved 5/0.**
5. Correspondence & Discussion
 - a. N/A
6. SBCA ARC Applications Seeking Approval
 - a. #23-010, YORK, OT II, add trees, shrubs other landscape modifications. **Approved, with exception 5/0.** (*Exception: Cedar tree was not approved until further ARC Committee discussion occurs involving a decision to impose or not impose a height restriction. The General Manager will contact neighbor and solicit feedback in regard to any concern over height of cedars (future). Once the response from neighbor is received, the General Manager will pass on the SBCA ARC Committee to allow final discussion on a potential height restriction for cedar trees, or not).*)
 - b. #23-012, SPRANDEL, TLV, tree removal/replace (x3). **Approved 5/0.**
 - c. #23-013, THOMPSON, LPV III, replace deck and railings. **Approved 5/0.**
 - d. #23-014, OKEEFFE, OT II, rock/riverbed modification. **Approved 5/0.**
 - e. #23-015, WALLIUS, OT II, new construction landscape plan. **Approved, conditionally 5/0.** (*Condition: trees close to the Wallulis/Kosin property line be maintained such that maximum height does not exceed 8 feet from ground level and maximum spread does not exceed 6 feet).*)
 - f. #23-016, KOSIN, OT II, drainage, and irrigation modifications. **Approved 5/0.**
 - g. #23-017, SHERMAN, TLV, replace roof (new material). **Approved 5/0.**
7. Follow Up
 - a. #23-011, SBCA, COMMON AREA, hazard tree removal (x1). **RATIFY Ratified 5/0.**
8. Extensions
 - a. N/A
9. Old Business
 - a. Outdoor Fire Pits – **Short discussion, then tabled until April.**
 - b. Outdoor composting – **Discussion. Motion: to take no action at this time and close composting discussion proposing an amendment to the SBCA ARC Design Standards.**
10. New Business
 - a. **Short discussion on a pending Village application.**
11. Motion to Adjourn – 10:15 AM

Next SBCA-ARC Regular Meeting: Friday, March 17, 2022.