

SOUTH BAY COMMUNITY ASSOCIATION
ARC MEETING
Friday, April 21, 2023, 9:30am
MINUTES

1. **Call to Order** Meeting called to order at 9:33 am.
2. Determination of Quorum: **Quorum established.** SBCA ARC Committee Members present were J. Leach, Peggy Thuotte. Joe Vozarik, Sheila Twohey and Dave Jurca (SBCA Board alternate, for John Cacho). John Cacho absent.

Also present **GM:** Torres. **Board:** Spagle **Members:** Dennis, Stevens, Alblinger, Mayfield

3. Approval of Agenda. **Approved 4/0** (with the addition of 7.c & 9.b).
4. Approval of March 17, 2023, meeting minutes. **Approved 3/0, 2 abstained.**
5. Correspondence & Discussion
 - a. N/A
6. SBCA ARC Applications Seeking Approval
 - a. #23-028-2, DENNISON, OT II, add trees, fence. **Approved 4/0, 1 (Jurca) abstained.** (*Jurca noted that the applicant was his next-door neighbor and that the application said nothing about adding substantial amounts of fill or topsoil that spilled over the property line, that changed the grade of the applicant's lot, and that resulted in changed ground contours that would direct water runoff towards utility boxes on Jurca's lot and towards other parts of Jurca's property. He said that he had no objection to the written application as submitted but that there may be problems with the landscaping work relating to the added soil material and the resulting grade and contour changes, but that he hoped those issues could be worked out between the parties as neighbors.*)
 - b. #23-029, COLOSKY, OT II, add trees, shrubs, fence. **Approved 5/0.**
 - c. #23-030, SHOHBOZIAN, OT 1, tree removal (x2). **Approved 5/0.**
 - d. #23-031, ZABLOTNEY, TLV, paint exterior. **Approved 5/0.**
 - e. #23-032, SATTERLEE_PATTERSON, TLV, paint exterior. **Approved 5/0.**
 - f. #23-033, SATTERLEE_PATTERSON, TLV, deck modifications, repairs. **Approved 5/0.**
 - g. #23-034, DUNCAN, TLV, replace roof. **Approved 5/0.**
 - h. #23-035, STEVENS, FAIRWOOD, remove juniper (trees). **Discussion, then application Withdrawn.**
 - i. #23-036, STEVENS, FAIRWOOD, add deck. **Discussion, then application Withdrawn.**
 - j. #23-037, ALBLINGER, OT II, replace repaint exterior, modify decks. **Approved 5/0.**
7. Follow Up
 - a. #23-022, STEVENS, FAIRWOOD, deck extension, add sunroom.
 - i. Request for reconsideration HERLING. **Request for reconsideration denied, 5/0.**
 - ii. Request for reconsideration MAYFIELD. **Request for reconsideration denied, 5/0.**
 - b. #23-028, MILLER, LPV 1, stump removal. RATIFY. **Ratified 5/0.**
 - c. #23-025, MARSHALL, LPV4, landscape modifications, extensive, incl. add fence. (*The SBCA ARC Committee to provide a follow up decision on the request to install a fence at its April meeting*). **Tabled.** The SBCA GM was asked to request more detail from the applicant in regard to the fence (materials, finish, and exact location) before the SBCA ARC could consider rendering a decision.
8. Extensions
 - a. #23-007, TWOHEY_CHERRY, TLV, add solar shade to exterior window. **Approved 5/0.**

9. Old Business

- a. Composting message to SBCA members. **Tabled.** Sheila Twohey provided a draft to J. Leach. Committee to review again in May.
- b. Firepits. **Tabled.**

10. New Business

- a. #23-038, CASKEY, TLV, landscape modification, add pavers. **Approved 5/0.**
- b. #23-039, SHELDON, TLV, deck modification. **Approved 5/0.**
- c. Short discussion on how to validate the actual modifications to home exterior projects and/or landscape projects to the intended project scope as described in the application (process). **Tabled.**
 - i. Suggestions were as follows:
 - 1. *to implement an onsite inspection process by Committee members*
 - 2. *to require the applicant to submit a project close-out form upon the completion of private lot modification or landscape modification projects, certifying that all work was completed within the scope of what the SBCA ARC approved.*

11. Motion to Adjourn – 11:10 AM

Next SBCA-ARC Regular Meeting: Friday, May 19, 2022.