

SOUTH BAY COMMUNITY ASSOCIATION

ARC MEETING

Friday, AUGUST 15, 2025, 9:30am

Minutes

1. Call to Order. Meeting called to order at 9:30 a.m.
2. Determination of Quorum. **Quorum established.** SBCA ARC Committee Members present were J. Leach, Carolyn O'Keeffe (Board Alternate), Sheila Twohey, Peggy Thuotte and Christine Spagle. Rick Conrey was absent.

Also present: GM Torres, SBCA Board: n/a, SBCA Member: York

3. Approval of Agenda **Approved 5/0.**
4. Approval of July 18, 2025, meeting minutes. **Approved 5/0.**
5. Correspondence:
 - a. N/A
6. SBCA ARC Applications Seeking Approval
 - a. #25-061, BETIT, LC II, add fence. **Approved 5/0.**
 - b. #25-062, CORBRIDGE, OT I, tree removal (x4). **Approved 5/0.**
 - c. #25-063, O'KEEFFE, OT II, add solar panels. **Approved 4/0/1 (O'Keeffe abstained).**
1. Follow Up
 - a. #25-057, RAH, OT II, add retaining wall across span of 8 lots. **Conditionally Approved 5/0**
(Condition: Retaining wall approved unconditionally, however the SBCA ARC is unable to approve a fence; see SBCA Master Declaration 4.2.16 and SBCA D.S 5.2.4. The SBCA is not opposed to the proposed fence being installed if the OT II Village HOA Board approves an exception to the standard for fencing defined in the OT II HOA Supplemental Declaration).
2. Extensions
 - a. N/A
3. Old Business
 - a. N/A
4. New Business
 - a. #25-064, MONTGOMERY, LC II, remove/replace deck. **Approved 5/0.**
 - b. #25-065, EDSON_GREVE, BAYVIEW, paint entry door. **Approved 5/0.**
5. Adjourn – 10:05 a.m. **Approved 5/0.**