

SOUTH BAY COMMUNITY ASSOCIATION
ARC MEETING
Friday, August 21, 2026, 9:30am

Minutes

1. Call to Order. Meeting called to order at 9:31 a.m.
2. Determination of Quorum. **Quorum established.** SBCA ARC Committee Members present; J. Leach, Peggy Thuotte, Christine Spagle, Sheila Twohey and Board alternate, Donna Colosky.

Also present: GM Torres, SBCA Board; n/a, SBCA Members; York.
3. Approval of Agenda **Approved 5/0.**
4. Minutes from JULY 17, 2026, meeting. **Approved 5/0.** AUGUST 4, 2026 special meeting. **Approved 5/0.**
5. Correspondence:
 - a. N/A
6. SBCA ARC Applications Seeking Approval
 - a. #26-047, WALLULIS, OT II, add railings to deck. **Approved 5/0.**
 - b. #26-048, TWOHEY-CHERRY, TLV, grass removal, add trees & shrubs. **Approved 4/0/1.** (*Twohey recused herself from voting*).
 - c. #26-049, RYAN, OT II, add hot tub, privacy screen and expand patio. **Approved 5/0.**
 - d. #26-050, SANDERS, TIMBERTON, add retaining wall. **Approved 5/0.**
 - e. #26-051, AHO, LPV 1, tree removal (x1). **Conditionally approved 5/0.** (*Condition: To the extent that all trees are located entirely on the applicant's lot, the requested actions are approved*).
7. Follow Up
 - a. N/A
8. Extensions
 - a. N/A
9. Old Business
 - a. N/A
10. New Business
 - a. None
11. Adjourn – 9:50 a.m. **Approved 5/0.**