

**SOUTH BAY COMMUNITY ASSOCIATION**  
**ARC MEETING**  
**Friday, July 17, 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; Peggy Thuotte, Christine Spagle, Sheila Twohey and alternate Carolyn O’Keeffe. J. Leach was absent.  
  
Also present: GM Torres, SBCA Board; n/a, SBCA Members; York.
3. Approval of Agenda **Approved as amended 4/0** (*added 26-045 application to new business*).
4. Approval of Minutes from June 19, 2026 Meeting. **Approved 4/0.**
5. Correspondence:
  - a. N/A
6. SBCA ARC Applications Seeking Approval
  - a. #26-038, BETIT\_INGLEDNE, LUDLOW COVE II, remove grass, add walkway. **Approved 4/0.**
  - b. #26-039, KELLY, TIMBERTON, tree removal (x1). **Approved 4/0.**
  - c. #26-040, GARVIN, TLV, roof replacement (asking for retroactive approval). **Approved 4/0.**
  - d. #26-041, STRONG, TLV, numerous landscape modifications. **Approved 4/0.**
7. Follow Up
  - a. N/A
8. Extensions
  - a. N/A
9. Old Business
  - a. N/A
10. New Business
  - a. #26-042, MERYHEW, TLV, tree trimming (x1). **Approved 4/0.**
  - b. #26-043, RAH, OT II, new construction. **Conditionally Approved 4/0** (*Conditions: All models shall have at least one wall-mounted exterior light fixture oriented to the roadway. Per Supplemental Declaration Section 4.15, such light fixtures shall operate on a photocell to illuminate from dusk to morning light. Light fixtures shall conform to the light-spill limitations in SBCA Design Standard 5.1.14 and all mechanical equipment must be screened in manner complying with SBCA DS 5.1.12*).
  - c. #26-044, RAH, OT II, new construction landscape plan. **Approved 4/0.**
  - d. #26-045, Oswald, BAYVIEW, replace deck. **Conditionally Approved 4/0** (*Conditions: approved contingent upon no change in type of material used for deck boards or railing system and SBCA-ARC receive written recommendation for unconditional approval from the Bayview Village ARC/Board; without such recommendation from the Village, the application*

must be re-submitted to SBCA-ARC for further consideration; if the Village recommends conditional approval or recommends disapproval, then the SBCA-ARC will not necessarily follow the Villages recommendation but will reconsider the application in light of the Villages recommendation).

11. Adjourn – 9:40 a.m. **Approved 4/0.**