

SOUTH BAY COMMUNITY ASSOCIATION
ARC MEETING
Friday, February 21, 2024, 9:30am

Minutes

- Call to Order. Meeting called to order at 9:31 a.m.
- Determination of Quorum. **Quorum established.** SBCA ARC Committee Members present were J. Leach, Peggy Thuotte, John Cacho and Sheila Twohey. Carolyn O’Keeffe was absent.

Also present: GM Torres, SBCA Board; Pres. Gilbert, SBCA Member; Bellas, Dennison, Spagle, and Kulm.

- Approval of Agenda **Approved 4/0.**
- Approval of January 17, 2025, meeting minutes. **Approved 3/0/1.** (*Cacho abstained; was not present for the previous month’s meeting*).
- Correspondence:
 - N/A
- SBCA ARC Applications Seeking Approval
 - #25-002, DE YOUNG, LPV 3, tree trimming. **Approved 4/0.**
 - #25-003, TRIPLETT, LPV 3, tree removal (x7). **Approved 4/0**
 - #25-004, GRAUBERGER, LPV 3, tree trimming and tree removal (x6). **Approved 4/0**
 - #25-005, LEPINE, LPV 4, install generator, propane tank, relocate shrubs. **Approved 4/0**
 - #25-006, SPAGLE, TLV, tree removal (x3). **Approved 4/0**
 - #25-007, HARRIS, OT II, remove deck railings. **Approved 4/0**
 - #25-008, BELLAS, TLV, change window to door/entry. **Approved 4/0**
 - #25-009, BELLAS, TLV, deck expansion. **Conditionally Approved 4/0** (*Condition: #25-009 applicant to notify TLV Lot #91 neighbor. Lot #91 neighbor shall have 5 days from date of notification to convey any objections to the SBCA ARC regarding the application #25-009 project work*).
 - #25-010, KULM, EDGEWOOD, tree removal (x1). **Approved 4/0.**
 - #25-011, GOODE, BAYVIEW, tree removal (x1). **Acknowledged.** (*The scope of work for #25-011 involved a hazard tree. Emergency work to mitigate risk completed in advance of the SBCA ARC meeting. The application #25-011 served to satisfy the requirements of SBCA Design Standards, Revision 7.3, Appendix A*).
 - #25-012, RICHMOND AMERICAN HOMES, OT II, new home, landscape plan. **Approved 4/0*.** (**Approval granted only for OT II, P2 Lots 65, 66, 67, and 78. Any other Lots seeking approval for new home construction*

landscape plan will require a supplemental submission of site detail, similar to what was received for OT II, P2 Lots 65, 66, 67, and 78).

- #25-013, RICHMOND AMERICAN HOMES, OT II, new home construction (x14). **Approved 4/0***. **(Approval granted only for OT II, P2 Lots 65, 66, 67, and 78. Any other Lots seeking approval for new home construction will require a supplemental submission of site detail, similar to what was received for OT II, P2 Lots 65, 66, 67, and 78).*
- #25-014, MEADE, LPV 4, tree trimming, view maintenance (x3). **Approved 4/0.**
- Follow Up
 - N/A
- Extensions
 - N/A
- Old Business
 - N/A
- New Business
 - None.
- Adjourn – 10:05 a.m. **Approved 4/0.**