

SOUTH BAY COMMUNITY ASSOCIATION

ARC MEETING

Friday, MARCH 21, 2025, 9:30am

Minutes

1. Call to Order. Meeting called to order at 9:34 a.m.
2. Determination of Quorum. **Quorum established.** SBCA ARC Committee Members present were J. Leach, Peggy Thuotte, John Cacho and Carolyn O’Keeffe. Sheila Twohey was absent.

Also present: GM Torres, SBCA Board; Spagle, SBCA Member; n/a.
3. Approval of Agenda (*As amended. Added a late submission to “New Business”; application #25-027*). **Approved 4/0.**
4. Approval of February 21, 2025, meeting minutes. **Approved 3/0/1.** (*OKeeffe abstained; OKeeffe was not present for the previous month’s meeting*).
5. Correspondence:
 - a. N/A
6. SBCA ARC Applications Seeking Approval
 - a. #25-015, KOSIN, OT II, numerous landscape modifications. **Approved 4/0.**
 - b. #25-016, OLSON, OT II, add trees shrubs (x14). **Approved 4/0.**
 - c. #25-017, O’KEEFFE, OT II, add tree (x1). **Approved 3/0/1.** (*OKeeffe, the applicant, abstained*).
 - d. #25-018, GARVIN, TLV, replace deck. **Approved 4/0.**
 - e. #25-019, STRAND, OT II, add fence, shrubs. **(Shrubs) Approved 4/0 | (Fencing) Acknowledged.** (*Addition of shrubs approved by the SBCA ARC. SBCA rules prohibit fencing unless authorized by a Supplemental Declaration. The OT II Supplemental Declaration allows for the type of fencing proposed by the applicant and the OT II HOA conveyed approval of proposed fencing to the SBCA ARC*). Village authority and approval for fencing was Acknowledged.
 - f. #25-020, ALBLINGER, OT II, relocate tree (x1). **Approved 4/0.**
 - g. #25-021, THURMAN, TLV, install generator. **Approved 4/0.**
 - h. #25-022, GERSTENBERGER, TLV, replace deck, railings. **Approved 4/0.**
 - i. #25-024, WELKER, OT I, hazard tree removal (x1). **Approved 4/0.**
 - j. #25-025, KEKAR, OT I, tree removal (x1). **Approved 4/0.**
 - k. #25-026, SHADRICK, HIDDEN COVE, tree removal (x1). **Approved 4/0.**
7. Follow Up
 - a. N/A
8. Extensions
 - a. #25-023, STRONG, TLV, extension for #24-070. **Approved 4/0** (*through 5/31/2025*).
9. Old Business
 - a. N/A
10. New Business
 - a. #25-027, PULLING_ARCHAMBAULT, LPV III, tree removal (x1). **Approved 4/0.**
11. Adjourn – 10:01 a.m. **Approved 4/0.**