

**SOUTH BAY COMMUNITY ASSOCIATION
ARC MEETING
Friday, September 18, 2026, 9:30am**

Draft 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; J. Leach, Peggy Thuotte, Christine Spagle, Sheila Twohey and Carolyn O’Keeffe.

Also present: GM Torres, SBCA Board; n/a, SBCA Members; York, Dennis, and Clark.
3. Approval of Agenda **Approved 5/0.**
4. Minutes from AUGUST 21, 2026, meeting. **Approved 5/0.**
5. Correspondence:
 - a. N/A
6. SBCA ARC Applications Seeking Approval
 - a. #26-052, CHAMBERLIN, BAYVIEW, replace deck, new material. **Approved 5/0.**
 - b. #26-053, GRAHAM, BAYVIEW, replace deck, new material. **Approved 5/0.**
 - c. #26-054, SALMASSY, BAYVIEW, add tree/shrubs (x3). **Approved 5/0.**
 - d. #26-055, HASHAGEN, LPV 1, tree removal (x1). **Approved 5/0.**
#26-056, SANDOZ, GREENVIEW, add bushes (x10). **Conditionally Approved 5/0.** (Condition: Adherence to SBCA DS 7.3, 5.2.4 Fences and Hedges, i.e., planted and maintained in a manner with sufficient spacing as not to form a hedge).
 - e. #26-057, TWOHEY-CHERRY, TLV, remove grass, add bushes, plants, tree (x1). **Approved 4/0/1.** (Twohey abstained).
 - f. #26-058, HALMAGHI, LPV 4, add to house, new construction. **Approved 5/0.**
 - g. #26-059, DENNIS-MARCOUX, OT II, remove grass, add bushes, plants, tree (x1). **Approved 5/0.**
7. Follow Up
 - a. N/A
8. Extensions
 - a. N/A
9. Old Business
 - a. Update on RCW 64.90.410(6) interpretation.
 - i. *The GM summarized the recent legal opinion concerning the SBCA ARC's operation effective January 1, 2028, under RCW 64.90.410(6). The opinion concluded that the SBCA ARC meets the legal requirements for recognition as an exempt committee.*
10. New Business
 - a. #26-060, LANDESS, OT II, add handrails to porch. **Approved 5/0.**
 - b. #26-061, RAH, OT II, add fence (lots 55-61). **Approved 5/0.**

c. #26-062, MASSENO, BAYVIEW, add propane tank. **Approved 5/0.**

11. Adjourn – 10:00 a.m. **Approved 5/0.**