

**SOUTH BAY COMMUNITY ASSOCIATION
ARC MEETING**

Friday, September 15, 2017 9:30am

APPROVED

1. Call to Order Vicki Derrenberger – Meeting called to order at 9:30 am
2. Determination of Quorum – Yes. Present: Dick Merryhew, Lloyd Gill, Jim Nickless, Joe Vozarik, Vicki Derrenberger
(Also in attendance – Chester Wells, Steve Hammond, John and Barb Sweet)

3. Approval of Agenda

Two additional items were added to the agenda:

Item 6 i #17-065 WELLS, COVE, landscaping to plant dwarf azaleas

Item 6 j #17-066 BELLAS, TLV, - deck replacement with composite material

Motion to approve as amended (Dick) Second (Jim) All in favor 5-0

4. Approval of August 18, 2017 meeting minutes.

Motion to approve (Dick) Second (Lloyd) All in favor 5-0

5. Correspondence :
 - a. N/A

6. SBCA ARC Applications Seeking Approval –

- a. #17-056, SBCA, tree removal (x7) – hazards. Noted that application only lists 5 hazard trees not 7. Noted that while the arborist report spoke to trimming brush along water the purpose of this application is only to deal with the hazard trees as this is a safety issue. Trees in question are 1 on Spinnaker, 3 by the gazebo and one in the back that is leaning toward the grass area.

Motion to approve (Dick) Second (Jim) All in favor 5-0

- b. #17-057, KING, TIMBERTON, tree removal/replace – FASTTRACK APPROVED – Ratify Explanation given to the new committee members that this was reviewed and approved 4-0 at the 7-25-17 ARC Workshop. This was fast tracked due to contractor availability and the owners were going out of town.

For the record we need to ratify that vote today. Motion to ratify (Dick) - Second (Lloyd) - All in Favor 5-0

- c. #17-058, KUBESH, TIMBERTON, driveway widening w/assoc. landscape modifications – FASTTRACK APPROVED – Ratify This application was also reviewed and approved 4-0 at the 7-25-17 ARC Workshop. Contractor suddenly became available sooner than anticipated.

For the record we need to ratify that vote today. Motion to ratify (Lloyd) - Second - (Jim) All in Favor 5-0

- d. #17-059, POLITZ, TLV, add gravel walkway, add rock border to path. TLV ARC (Steve Hammond) indicated that they were adding a 12-18 inch basalt rock border around a planting bed as well as creating a gravel foot path along the side of the house. The neighbor was notified and was fine with the project.

Motion to approve (Dick) Second (Jim) All in favor 5-0

e. #17-060, DERRENBERGER, TIMBERTON, tree removal (x3). Several years ago the Water Company removed one of the 3 birch trees that were growing in the area where the main water valve and pipes to Lots 50 & 51 are located. It was recommended that the other trees also be removed but were the owners responsibility. Concern is that the tree roots will damage the water pipes. There is also a maple growing in front of the house that has branches extending over the roof causing leaves in the gutters. All three trees heavily damaged by woodpeckers.

Motion to approve (Dick) Second (Joe) All in favor 4-0 Derrenberger Abstained

f. #17-061, GILL, TIMBERTON, tree removal (assoc. with #17-060) Owner requesting to remove 2 birch trees next to driveway that have overcrowded neighbor's lot and roots are growing in to the drainage ditch. Also wants to trim up a maple in front of house to reshape.

Motion to approve (Joe) Second (Jim) All in favor 4-0 Gill Abstained

g. #17-062, GLINES-CHRISTIAN, TIMBERTON, install wood stairs up hillside – Steep slope. Wants to add steps similar to those in neighboring lot. For safety and erosion control. Jim brought up the RCW which states that any stairs with more than 3 steps is required to have a handrail. As this is a state/county regulation it is not up to the SBCA-ARC committee to enforce. However, it is the owner's responsibility to comply with any other governmental regulations.

Motion to approve (Dick) Second (Joe) All in favor 5-0

h. #17-063, WENTWORTH, LPV1, tree removal – hazard. Homeowner provided pictures of the tree in question but no map indicating the location on the lot. Due to the proximity of the lot by the water it was decided to table the application until a map could be obtained verifying that the tree is on private property and also obtaining information as to the disposal method.

Motion to table application until additional information can be obtained. All in favor 5-0

i. #17-065, WELLS, COVE, landscaping. Plant row of dwarf azaleas along back of property. Not to exceed 3 feet in height. Does not affect view of any other neighbor.

Motion to approve (Jim) Second (Joe) All in favor 5-0

j. #17-066, BELLAS, TLV, deck modification. Replace rotting deck with composite decking, same foot print, color acceptable per Village-ARC.

Motion to approve (Dick) Second (Jim) All in favor 5-0

7. Follow Up:

a. #17-032, TONER, EDGEWOOD, install flag pole, patio addition. Edgewood Village-ARC confirmed that the patio had been completed. Status of flagpole installation still unknown. Discussion revolved as to whether knowing the outcome of this project was essential. Committee referenced new ARC guidelines where upon review and approval of a project it will be determined if the project warrants a follow-up. This is to be an option but not the standard. It was decided that no further follow-up need be done on this application.

Note: The committee has approved all but the one of today's applications (One being tabled for additional information) and do not feel that any of them require a follow-up.

8. Extensions

a. #17-007, WELLS, LCII, driveway expansion – Chester Wells was present at the meeting and confirmed that this project had just been completed. No additional extension is requested.

9. Old Business

- a. Newly Approved Applications and Guidelines for New Homeowner Packets.
Applications, guidelines and revisions to the Design Standards were approved by the SBCA BOD at the 9/8/17 meeting. Documents can now be found on the South Bay website. All Village-ARC's will be receiving a complete set for their information. Copies of all applications and guidelines will be added to the New Homeowner Packets.
- b. Communications to South Bay Members and Village ARC's.
A blast email will be sent to all South Bay homeowners which will contain the guidelines for homeowners and will direct them to www.plsbca.org to obtain applications.

10. New Business

- a. Welcome new Committee members – Joe Vozarik, Jim Nickless – Introductions were made and appreciation given to both Joe and Jim for joining the ARC committee. To help bring them up to speed they were provided with a binder of SBCA governing documents, new applications forms and other pertinent information.
- b. Complaint Forms as well as Fines and Penalties – The previous ARC Committee has begun discussions in ARC Workshops, Came up with a Flow Chart, Started on A Complaint Form, then decided to hold off and work on this along with the issue of Fines and Penalties. A workshop date will be set to begin this process. Two SBCA Members spoke to problems they are having with a neighbor. The Committee suggested that they file a formal complaint to be submitted first to their Village Board and that if it cannot be resolved at that level it can be forwarded to the SBCA-ARC for review.

Adjourn – Meeting adjourned at 11:15am

Next SBCA Regular ARC Meeting: Friday, October 20th, 2017