

**SOUTH BAY COMMUNITY ASSOCIATION  
ARC MEETING**

**Friday, June 21, 2019 9:30am  
DRAFT MINUTES - UNAPPROVED**

1. **Call to Order** Vicki Derrenberger - 9:31am.
2. Determination of Quorum: **Quorum established.** All Committee members present.  
  
Also present: **GM:** Torres. **Board Member:** Christine Spagle. **Members:** Harry & Barbara James, Gregory Gilles.
3. Approval of Agenda. Approved as amended (change #19-051 from TEAL LAKE VILLAGE to TIMBERTON VILLAGE) **Approved 5/0.**
4. Approval of May 17, 2019 meeting minutes. **Approved 5/0.**
5. Correspondence & Discussion
  - a. N/A
6. SBCA ARC Applications Seeking Approval
  - a. #19-045\*, JAMES, OT II, add patio/walkway, trees, grass, shrubs.\*(work already completed). **Approved 5/0, subject to the following conditions:**
    1. The Leyland Cypress trees are to be maintained at a height not to exceed 6 feet, and with spacing between them so that they do not form a continuous hedge, or will be removed by Owner if these requirements cannot be met;
    2. The Leyland Cypress trees along the adjacent lot will be removed if that lot is sold by the developer to another party; and
    3. The maintenance and removal work described in conditions 1 and 2 will be done by Owner or at Owner's expense.
  - b. #19-046, KING-JAMES, TIMBERTON, replace deck, new material, same color. **Approved 5/0.**
  - c. #19-047, KING-JAMES, TIMBERTON, replace wood (timber) steps with new material, brick. **Approved 5/0.**
  - d. #19-048, RILEY, LC II, add window box to (garage) exterior. **Approved 5/0.**
  - e. #19-049, GARCIA, OLYMPIC TERRACE, (hazard) tree removal (x2 cedar trees). **Approved 5/0.**
  - f. #19-050, SNIDER, OT II, add (x3) vine maples to (north) side of home. **Approved 5/0.**
  - g. #19-051, SALE, TIMBERTON, remove (x1) tree, lawn, add boulders, expand flower beds, add dry creek, and Japanese maple. **Approved 5/0.**
7. Follow Up:  
NONE
8. Extensions  
NONE

9. Old Business

NONE

10. New Business

a. Complaint – Teal Lake Village.

- i. Discussion, then Motion ; recommend to the SBCA Board of Directors to pursue the complaint consistent with process outlined in the SBCA enforcement policy, on the grounds that the complaint is a valid/verified conflict with Design Standards and Master Declaration. **Approved 5/0.**

11. Motion to Adjourn – 10:36AM, **Approved 5/0.**

Next SBCA Regular ARC Meeting: Friday, July 19<sup>th</sup>, 2019

Next SBCA Regular ARC Workshop: TBA