

**SOUTH BAY COMMUNITY ASSOCIATION
ARC MEETING**

**Friday, July 19, 2019 9:30am
MINUTES - APPROVED**

1. **Call to Order** Motion to appoint Steve Hammond as acting chair for today's meeting, approved 3/0. Meeting called to order at 9:31am.
2. Determination of Quorum: **Quorum established.** Hammond, Jurca, Vozarik present. Derrenberger & Bainter absent.

Also present: **GM:** Torres. **Board Member:** Sprandel. **Members:** VanWagners, Huggins, Twohey, Greg & Joanne Gilles.
3. Approval of Agenda. **Approved 3/0.**
4. Approval of June 21, 2019 meeting minutes. **Approved 3/0.**
5. Correspondence & Discussion
 - a. N/A
6. SBCA ARC Applications Seeking Approval
 - a. #19-052, FAHRNER, OT I, add/remove patio stairs, expand and modify existing deck. **Approved 3/0.**
 - b. #19-053, SHELTON, WOODRIDGE, tree removal (x3). **Conditional Approval 3/0; requires site map notating tree locations.**
 - c. #19-054, WHEELER, TIMBERTON, repaint exterior, different color. Fast Track / Approved – Ratify. **Ratified 3/0.**
 - d. #19-055, TWOHEY, TEAL LAKE, tree trimming **Approved 3/0.**
 - e. #19-056, KIRK, BAYVIEW, replace deck, add stone patio. Fast Track / Approved – Ratify. **Ratified 3/0.**
 - f. #19-057, TRUJILLO, FAIRWOOD, widen driveway, remove ground cover, add pavers. **Approved 3/0.**
 - g. #19-058, SILVA, EDGEWOOD, remove pine trees (x3). **Approved 3/0.**
 - h. #19-059, VAN WAGNER, TEAL LAKE, expand and stain deck (new color), add railing. **Approved 3/0.**
 - i. #19-060*, MADSON, LPV4, remove alder trees (x7, common area)? **Conditional Approval 3/0; requires Village ARC confirmation that trees are not on Village common area, and confirm Village ARC recommendation for approval.**
 - j. #19-061, HUGGINS, LC II, paint exterior door, new color. **Approved 3/0.**
 - k. #19-062, CON RY, LC II, add exterior awning. **Approved 3/0.**
 - l. #19-063, EASTERBROOK, TEAL LAKE, roof replacement, new material. **Approved 3/0.**
 - m. #19-064, HUBBELL-PIERSON, LPV-3, replace roof and gutters. **Approved 3/0.**
7. Follow Up
 - a. Complaint – TLV – **Acknowledged.**
8. Extensions
 - a. NONE
9. Old Business
 - a. N/A
10. New Business
 - a. Complaint – LPV-1; Discussion, Site visit to be scheduled.
 - b. Trees – LC-II; Acknowledged. Trees in LC II are in LC II Common Areas and therefore not subject to SBCA-ARC jurisdiction.

- c. Discussion; Trees on private property intruding into common areas; maintenance obligation?
- d. Discussion; proposal to amend “Appendix A” to include tree trimming on trees of any size if for fire safety.

11. Motion to Adjourn – 10:16AM, **Approved 3/0.**

Next SBCA Regular ARC Meeting: Friday, August 16th, 2019
Next SBCA Regular ARC Workshop: TBA