

**SOUTH BAY COMMUNITY ASSOCIATION
ARC MEETING**

**Friday, February 21, 2020 9:30am
MINUTES - APPROVED**

1. **Call to Order** Motion, Meeting called to order at 9:30am.
2. Determination of Quorum: **Quorum established.** Jurca, Vozarik, Dennis - present. Bainter absent.

Also present: **GM:** Torres. **Members:** LeCato, Otness, Padgett, Twohey **Board:** Birch
3. Approval of Agenda as amended (added a new item of business; Bruch Birch to join SBCA ARC). **Approved 3/0.**
4. Approval of January 17, 2020 meeting minutes. **Approved 3/0.**
5. Correspondence & Discussion
 - a. from Timberton Village HOA.
6. SBCA ARC Applications Seeking Approval
 - a. #20-098, NYROP_McLERRAN, LPV1, install fence – **Disapproved 3/0:** *because fences of any type are prohibited by Master Declaration 4.2.16 and Design Standard 5.2.4, unless authorized by a Supplemental Declaration or initially constructed by Declarant; the application will be re-considered if the applicant brings to our attention a provision in the LPV1 Supplemental Declaration allowing such a fence.*
 - b. #20-099, OTNESS, LPV1, tree removal (x1). **Approved 3/0.**
 - c. #20-100, RAYMOND, FAIRWOOD, install new propane tank. **Approved 3/0.**
 - d. #20-101, GRAUBERGER, LPV1, prune/top, remove trees, (x?). **Conditionally Approved 3/0.**
Conditions: (1) that the entire tree trunk, and any pruning take place only on the applicant's own property, unless expressly allowed by the owner of the affected property (i.e., the neighbor); and (2) that we receive written confirmation that the neighbor does not object (if the neighbor does object, then we will not necessarily disapprove the application but we will re-consider it in light of the neighbor's objection).
 - e. #20-102, KELLEY, LPV1, tree removal (x1). **Approved 3/0.**
 - f. ~~#20-103, RAYMOND, FAIRWOOD, install new propane tank.~~
 - g. #20-104, CHEETHAM, LC II, major landscape modification. **Approved 3/0.**
 - h. #20-105, PADGETT, LPV 4, interior modifications, requires exterior (construction) temporary support. **Approved 3/0.**
 - i. #20-106, MARINTE, TIMBERTON, add gravel areas and stone walkways. **Approved 3/0.**
 - j. #20-107, MARINTE, TIMBERTON, paint exterior door and shutters. **Approved 3/0.**
 - k. #20-108, BELMONT, TIMBERTON, repaint exterior (new color?) **Approved 3/0.**
 - l. #20-109, VAN BUREN, TIMBERTON, deck modification/expansion, new material. **Approved 3/0.**
 - m. #20-110, SALE, TIMBERTON, replace (x3) windows and awning. **Conditionally Approved 3/0.**
Condition: written confirmation from the Village that the Village unconditionally recommends approval (if the Village recommends conditional approval or recommends disapproval, then the SBCA will not necessarily follow the Villages recommendation, but we will reconsider the Application in light of the Villages recommendation).
 - n. #20-111, SALE, TIMBERTON, deck addition. **Conditionally Approved 3/0.** *Condition: written confirmation from the Village that the Village unconditionally recommends approval (if the Village recommends conditional approval or recommends disapproval, then the SBCA will not necessarily follow the Villages recommendation, but we will reconsider the Application in light of the Villages recommendation).*
 - o. #20-112, McKEE, TIMBERTON, new garage entry door, garage windows, and storm door. **Tabled for March meeting;** noted: will require rendering or pictures of new windows and doors for consideration of

approval.

7. Follow Up
 - a. N/A
8. Extensions
 - a. N/A
9. Old Business
 - a. Discussion on proposed changes to SBCA Design Standards and application forms. **Discussion. No actions taken. Further revisions and final proposed (draft) changes to be discussed at next meeting.**
10. New Business
 - a. Discuss PUD's new vegetation management policy. **Recommendation to Board to publish on SBCA website for Member and Village reference.**
 - b. Motion to recommend to SBCA Board approval of Bruce Birch as a new member of SBCA ARC Committee. **Approved 3/0.**
 - c. General discussion; regarding new Teal Lake Village HOA (draft) fines and enforcement policy.
11. Motion to Adjourn – 11:10 AM **Approved 3/0.**

Next SBCA Regular ARC Meeting: Friday, March 20th, 2020