

**SOUTH BAY COMMUNITY ASSOCIATION**  
**ARC MEETING**  
**Friday, August 20, 2021, 9:30am**  
**DRAFT UNAPPROVED MINUTES**

1. **Call to Order** Meeting called to order at 9:36am. (**WEB BASED CONFERENCE CALL, and in-person, at the Bay Club Conference Room**)
2. Determination of Quorum: **Quorum established.** SBCA ARC Committee Members present; Bill Dennis, Bill Wight, and Dave Jurca (*Dave Jurca, by remote access, filling in for Joe Guillien absent*). Joe Vozarik and Mike Bainter absent.

Also present on call: **GM:** Torres. **Board:** Spagle. **Members:** Doob.

3. Approval of Agenda, as amended. (*added 10c*). **Approved 3/0.**
4. Approval of July 16<sup>th</sup> meeting minutes. **Approved 3/0.**
5. Correspondence & Discussion
  - a. Communications regarding possible tree limbing violation in LPV4, where limbing occurred without prior SBCA-ARC application and review. SBCA procedure would be through complaint to SBCA Board. Email to SBCA Board regarding SBCA-ARC viewing of property. **Acknowledged.**
  - b. Communications regarding possible DS violation for work performed (brick patio) without SBCA-ARC application (Edgewood). **Acknowledged, Motion: to amend meeting agenda to insert new item 10.c. and review application today's (see Agenda item #3).** **Approved 3/0.**
  - c. LC2 possible amendment to village Supplemental Declaration. **Discussion/Acknowledged.**
  - d. Edgewood communications regarding "permanently open" garage door (SBCA procedure would be through complaint to SBCA Board). **Discussion/Acknowledged.**
6. SBCA ARC Applications Seeking Approval
  - a. #21-035, BUSCHER, TIMBERTON, install hot tub and concrete pad. **Approved 3/0.**
  - b. #21-036, SMITH, TLV, tree removal (x1). **Approved 3/0.**
  - c. #21-037, SORENSON, TLV, replace roof new color. **Approved 3/0.**
  - d. #21-038, HANSON, TLV, replace roof new material. **Approved 3/0.**
  - e. #21-039, THUOTTE, TLV, change entry door; double to single. **Approved 3/0.**
  - f. #21-040, BEACHELL, TIMBERTON, tree removal (x4). **Approved 3/0.**
7. Follow Up
  - a. #21-023, GRINDELAND-DeDONATO, LC II, modify/expand deck. **Brief discussion. Tabled.** Waiting for LCII Board to advise SBCA ARC of village decision regarding possible Village amendment to its Supplemental Declaration.

8. Extensions- N/A

9. Old Business

- a. Design Standard 5.1.14 Exterior Lighting (including illumination of flags). **Tabled.**

10. New Business

- a. DS 5.1.6 Setbacks. Discuss whether the last sentence of DS 5.1.6 should be amended by substituting the phrase “structural setback provisions” for the phrase “structural setbacks” (or similar language). **Motion:** *to amend, subject to submission to and approval by the SBCA Board, the last sentence of SBCA D.S. 5.1.6 by deleting the word “setbacks” and inserting into its place the phrase “setback provisions”.* The new last sentence of DS 5.1.6, after this amendment, if further adopted by the SBCA Board, would read as follows: **“In addition, structural setback provisions contained in any Supplemental Declaration, or on any subdivision plat map, shall control”.** **Approved 3/0.**
- b. Discuss SBCA Design Standards treatment of certain tree branch limbing that might be considered “routine” tree maintenance. **Discussion** (*no change needed at this time*).
- c. #21-041, DOOB\_LLYWELLEN, EDGEWOOD, add deck. **Approved 3/0.**

11. Motion to Adjourn – 10:12 AM **Approved 3/0.**

Next SBCA Regular ARC Meeting: Friday, September 17, 2021.  
[9/9/2021]