

SOUTH BAY COMMUNITY ASSOCIATION

ARC MEETING

Friday, MAY 16, 2025, 9:30am

Minutes

1. Call to Order. Meeting called to order at 9:30 a.m.
2. Determination of Quorum. **Quorum established.** SBCA ARC Committee Members present were J. Leach, Carolyn O'Keeffe, Sheila Twohey and John Cacho. Peggy Thuotte was absent.

Also present: GM Torres, SBCA Board; n/a, SBCA Member; n/a.
3. Approval of Agenda **Approved 4/0.**
4. Approval of April 18, 2025, meeting minutes. **Approved 2/0/2.** *(Cacho and Twohey abstained, not present at last meeting).*
5. Correspondence:
 - a. N/A
6. SBCA ARC Applications Seeking Approval
 - a. #25-031, HERLING, FAIRWOOD lawn, shrub and stump removal, add pavers. **Approved 4/0.**
 - b. #25-032, MAYFIELD, FAIRWOOD, paint exterior. **Approved 4/0.**
 - c. #25-033, RAH, OT II, new home construction (x3). **Conditionally Approved 4/0.** *(Conditions: All models shall have at least one wall-mounted exterior light fixture oriented to the roadway. Per Supplemental Declaration Section 4.15, such light fixtures shall operate on a photocell to illuminate from dusk to morning light. Light fixtures shall conform to the light-spill limitations in SBCA Design Standard 5.1.14. Unless otherwise proposed by the applicant and approved by the ARC, the "coach light" fixtures identified in the plans for some models shall be used throughout. All exterior service areas and exterior mechanical equipment such as heat pumps shall be screened from the roadway and adjacent lots consistent with SBCA Design Standard 5.1.12. Except as proposed by the applicant and approved by the ARC, exterior materials, excluding roofing, doors and stone veneer as shown on the submitted plans, shall be wood or cement fiber.)*
 - d. #25-034, RAH, OT II, landscape plan, new homes (x3). **Approved 4/0.**
 - e. #25-035, CHAMBERLIN, BAYVIEW, tree removal (x2). **Conditionally Approved 4/0.** *(Conditions: A Bayview Village VMC and/or Board representative will be onsite during tree removal. The contractor will be Pacific Landscaping. All tree debris to be removed from owners' property by the contractor.)*
 - a. #25-036, BARTHOLME, BAYVIEW, add solar panels. **Approved 4/0.**
 - b. #25-037, TLVHOA, TLV, temporary for garage sale signs, multiple lots. **Approved 4/0.**
 - c. #25-038, BURKE, TIMBERTON, tree removal (x2). **Conditionally Approved 4/0.** *(Condition: SBCA-ARC receive written recommendation for unconditional approval from the Timberton Village ARC/Board; without such recommendation from the Village, the application must be re-submitted to SBCA-ARC for further consideration; (if the Village recommends conditional approval or recommends disapproval, then the SBCA-ARC will not necessarily follow the Villages recommendation but will reconsider the application in light of the Villages recommendation).*
 - d. #25-039, KOSIN, OT II, rock removal. **Approved 4/0.**
 - e. #25-040, KOSIN, OT II, add exterior roller-shade. **Approved 4/0.**
2. Follow Up
 - a. N/A
3. Extensions
 - a. N/A

Next SBCA Regular ARC Meeting: Friday, June 20, 2025.

4. Old Business
 - a. N/A
5. New Business
 - a. N/A
6. Adjourn – 10:15 a.m. **Approved 4/0.**