

SOUTH BAY COMMUNITY ASSOCIATION

ARC MEETING

Friday, JUNE 20, 2025, 9:30am

Minutes

1. Call to Order. Meeting called to order at 9:34 a.m.
2. Determination of Quorum. **Quorum established.** SBCA ARC Committee Members present were J. Leach, Carolyn O'Keefe, Sheila Twohey and Peggy Thuotte. John Cacho was absent.

Also present: GM Torres, SBCA Board: Spagle, SBCA Member: Hicks, Dennis, and York
3. Approval of Agenda **Approved 4/0.**
4. Approval of May 16, 2025, meeting minutes. **Approved 4/0.**
5. Correspondence:
 - a. N/A
6. SBCA ARC Applications Seeking Approval
 - a. #25-041-A, YORK, OT II, install exterior door (to crawlspace). **Approved 4/0.**
 - b. #25-042-A, MOFFITT, OT I, tree removal (x1). **Approved 4/0.**
 - c. #25-043, LE CATO, TIMBERTON, replace deck & railing, new material. **Approved 4/0.**
 - d. #25-044, DENNIS-MARCOUX, OT II, paint exterior. **Approved 4/0.**
 - e. #25-045, HICKS-ATKINS, TLV, drainage remediation. **Acknowledged 4/0.** (*Application was deemed not applicable to approval, but only acknowledgement since outcome of the proposed work would restore the exterior to the exact same condition/appearance prior to repair and therefore would yield no modification for the SBCA ARC to approve*).
 - f. #25-046, PULLING-ARCHAMBAULT, LPV 4, tree top/trim (x1). **Approved 4/0.**
 - g. #25-047, INGHAM, GREENVIEW, paint ext. trim and deck. **Approved 4/0.**
 - h. #25-048, INGHAM, GREENVIEW, tree removal (x3). **Approved 4/0.**
 - i. #25-049, KEKAR, OT I, widen driveway, add retaining wall. **Approved 4/0.**
 - j. #25-050, MOFFITT, OT I, tree removal (x1). **Approved 4/0.**
 - k. #25-051, VOJVODICH, LC II, enlarge driveway. **Approved 4/0.**
1. Follow Up
 - a. #25-041, RAH, OT II, landscape plan, new homes (x7), RATIFY. **Ratified 4/0.**
 - b. #25-042, RAH, OT II, new home construction (x7), RATIFY. **Ratified 4/0.**
2. Extensions
 - a. N/A
3. Old Business
 - a. N/A
4. New Business
 - a. #25-052, PARSONS, TLV, repaint entry door. **Approved 4/0.**
 - b. #25-053, RAH, OT II, new home construction (x1) **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*

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approved by the ARC, exterior materials, excluding roofing, doors and stone veneer as shown on the submitted plans, shall be wood or cement fiber.).

- c. #25-054, RAH, OT II, new home landscape plan (x1) **Approved 4/0.**
- d. DS amendment considerations discussion. Short discussion then **Tabled.**
 - i. Clarifications for nuisances (noise)
 - ii. Clarifications for “Quiet Time” not related to construction activity.
 - iii. Harmonizing standards to match up with upcoming changes to RCW’s related to heat pumps and electric charging stations.
 - iv. Clarifications on acceptable color palettes for exteriors.

- 5. Adjourn – 10:40 a.m. **Approved 4/0.**