

SOUTH BAY COMMUNITY ASSOCIATION

ARC MEETING

Friday, JULY 18, 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, Peggy Thuotte and John Cacho.

Also present: GM Torres, SBCA Board: Spagle, SBCA Member: York

3. Approval of Agenda **Approved 5/0.**
4. Approval of June 20, 2025, meeting minutes. **Approved 5/0.**
5. Correspondence:
 - a. N/A
6. SBCA ARC Applications Seeking Approval
 - a. #25-052, UVILA, OT II, add deck. **Approved 5/0.**
 - b. #25-053, GUNDE-SCHULZE, OT II, paint exterior, new color. **Approved 5/0.**
 - c. #25-054, MOFFITT, OT I, paint exterior, new color. **Approved 5/0.**
 - d. #25-055, YORK, OT II, add solar panels. **Approved 5/0.**
 - e. #25-056, BOLEN, OT II, install fence and add lawn edging. **Conditionally Approved 5/0** *(Condition: to comply with Olympic Terrace 2, Supplemental Declaration (CCR's), split rail fence not to exceed 36" in height).*
 - f. #25-057, RAH, OT II, add retaining wall across span of 8 lots. **Tabled.** *Application requires amending to include a variance request for fence, then resubmit for SBCA ARC review.*
 - g. #25-058, RAH, OT II, new home landscape plan (x8). **Approved 5/0.** *(Note: general landscape plans approved, however excluding any necessary landscape modifications associated with installing a retaining wall as described in application #25-057).*
 - h. #25-059, RAH, OT II, new home construction plan (x8). **Conditionally Approved 5/0.** *(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.).*
 - i. #25-060, RABLIN, EDGEWOOD, replace arbor. **Conditionally Approved 5/0.** *(Condition: SBCA-ARC receive written recommendation for unconditional approval from the Edgewood 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).*

1. Follow Up
 - a. N/A
2. Extensions

Next SBCA Regular ARC Meeting: Friday, August 15, 2025.

- a. N/A
- 3. Old Business
 - a. Modifications/Amendments to the Design Standards. **Tabled.** (*Short discussion, no action taken*).
- 4. New Business
- 5. Adjourn – 10:12 a.m. **Approved 5/0.**