

SOUTH BAY COMMUNITY ASSOCIATION

ARC MEETING

Friday, SEPTEMBER 19, 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, Peggy Thuotte, Christine Spagle and Rick Conrey. Sheila Twohey was absent.

Also present: GM Torres, SBCA Board: OKeeffe, Cacho SBCA Member: Nyrop

3. Approval of Agenda **Approved 4/0.**
4. Approval of August 15, 2025, meeting minutes. **Approved 4/0.**
5. Correspondence:
 - a. N/A
6. SBCA ARC Applications Seeking Approval
 - a. #25-067, BOOCK, OT I, hazard tree removal (x2). **Approved 4/0**
 - b. #25-068, BAYVIEW HOA, BAYVIEW COMMON AREA (?), tree trimming. **Conditional Approval 4/0.** (*Condition: If trees are located completely within the Owner's private Lot, then the tree trimming is approved. For any trees that are located outside the boundaries of the Owner's private Lot, and in Bayview Village Limited Common Area(s), the SBCA ARC will only acknowledge the Owner's landscape modification intentions. It has no jurisdiction, nor recommendation on this matter other than the Owner should obtain approval of the Bayview HOA Board*).
 - c. #25-069, BAINTER, BAYVIEW, add generator, pad and screening. **Approved 4/0**
 - d. #25-070, CASTRO, TIMBERTON, add security camera. **Approved 4/0**
 - e. #25-071, LONGO-DAHLEM, LC II, add plants and modify irrigation. **Approved 4/0**
 - f. #25-072, LINDOW, OT II, add garden arch. **Approved 4/0**

1. Follow Up
 - a. #25-066, CARDER, LPV III, hazard tree removal (x1). **RATIFY Ratified 4/0.**
2. Extensions
 - a. N/A
3. Old Business
 - a. N/A
4. New Business
 - a. #25-073, OKEEFFE, OT II, landscape modifications, add tree (x1) and shrubs. **Approved 4/0**
 - b. #25-074, KEKAR, OT I, replace entry door. **Approved 4/0**
 - c. #25-075, CACHO, WOODRIDGE, hazard tree removal (x3). **Conditional Approval 4/0.** (*Condition: SBCA-ARC receive written recommendation for unconditional approval from the Woodridge 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. Member Nyrop brought a question to the ARC Committee regarding alleged unapproved shoreline construction/modifications on a Lot in Ludlow Point Village 4 (a dissolved HOA). Ms. Nyrop sought and received information about enforcement of rules once associated with a Village HOA Supplemental Declaration that no longer exists. Ms. Nyrop was provided with information about the

Next SBCA Regular ARC Meeting: Friday, October 17, 2025.

SBCA complaint process and an available form.

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