

# SOUTH BAY COMMUNITY ASSOCIATION

## ARC MEETING

Friday, NOVEMBER 21, 2025, 9:30am

### Minutes

1. Call to Order. Meeting called to order at 9:32 a.m.
2. Determination of Quorum. **Quorum established.** SBCA ARC Committee Members present were J. Leach, Peggy Thuotte, Christine Spagle and Sheila Twohey.

Also present: General Manager Torres. SBCA Board: O’Keeffe, Dennison. SBCA Member: n/a.

3. Approval of Agenda **Approved 4/0.**
4. Approval of October 17, 2025, meeting minutes. **Approved 4/0.**
5. Correspondence:
  - a. N/A
6. SBCA ARC Applications Seeking Approval
  - a. #25-080, PATON, OT I, remove front lawn. **Approved 4/0.**
  - b. #25-081, HOPKINS, LC II, tree removal (x2). **Approved 4/0.**
  - c. #25-082, POWELL\_ERICKSON, EDGEWOOD, tree trimming (x8). **Conditionally Approved 4/0.**  
(Conditions: Notice must be provided to 101 Edgewood Drive Lot Owner. Allow 101 Edgewood Drive’s Lot Owner to respond by 11/30/2025 to the actions associated with scope of work defined in the application. Work cannot proceed until conditions are satisfied).

1. Follow Up
  - a. N/A
2. Extensions
  - a. N/A
3. Old Business
  - a. N/A
4. New Business
  - a. Owen Dennison was acknowledged as the new SBCA ARC Committee Member and SBCA Board replacement for Rick Conrey (SBCA Board member, recently resigned). The SBCA ARC Committee had no objections.
  - b. A short discussion occurred covering potential changes to ARC administrative procedures, notice requirements, “FAST TRACK” reviews, and “Emergency Meetings” due to the changes occurring in Washington State laws governing HOA’s (RCW 64.90) that will take effect on January 1, 2026. No actions taken.
5. Adjourn – 10:20 a.m. **Approved 4/0.**