

SOUTH BAY COMMUNITY ASSOCIATION
ARC MEETING
Friday, March 20, 2026, 9:30am

Minutes

1. Call to Order. Meeting called to order at 9:29 a.m.
2. Determination of Quorum. **Quorum established.** SBCA ARC Committee Members present were Peggy Thuotte, Owen Dennison, Christine Spagle and Sheila Twohey. J. Leach was absent.

Also present: GM Torres, SBCA Members; York.
3. Approval of Agenda **Approved as amended, 4/0.**
4. Approval of Minutes from FEBRUARY 20, 2026 Meeting. **Approved 4/0.**
5. Correspondence:
 - a. N/A
6. SBCA ARC Applications Seeking Approval
 - a. #26-007, KOSIN, OT II, tree replacement, add crushed rock, install edging **Landscape modifications listed as B., C., and D. in the application are Approved 4/0. Item A. in the application requesting planter area tree replacements, Conditionally Approved 4/0.** (Conditions: *SBCA-ARC receive written recommendation for approval from the OT II 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), Trees must be maintained to prevent conflict with SBCA D.S 5.2.4.or alternatively maintained to comply with OT II Supplemental requirements.*)
 - b. #26-008, OKEEFFE, OT II, Landscape (re)design. **Approved 4/0.**
 - c. #26-009, RESSLER, TLV, roof replacement. **Approved 4/0.**
 - d. #26-010, BOLEN, OT II, install fence. **Conditionally Approved 4/0.** (Condition: *Fence must comply with OT II Supplemental requirements.*)
7. Follow Up
 - a. N/A
8. Extensions
 - a. N/A
9. Old Business
 - a. N/A
10. New Business
 - a. #26-011, CACHO, WOODRIDGE, replace deck. **Approved 4/0.**
 - b. #26-012, LINDOW, OT II, add landscape lighting **Approved 4/0.**

11. Adjourn – 10:03 a.m. **Approved 4/0.**