

SOUTH BAY COMMUNITY ASSOCIATION
ARC MEETING
Friday, April 17, 2026, 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, Owen Dennison and Christine Spagle. Sheila Twohey was absent.

Also present: GM Torres, SBCA Members; Dorn.
3. Approval of Agenda **Approved as amended, 4/0.**
4. Approval of Minutes from MARCH 20, 2026 Meeting. **Approved 3/0/1.** (*J. Leach abstained, absent from last meeting*).
5. Correspondence:
 - a. N/A
6. SBCA ARC Applications Seeking Approval
 - a. #26-013, BOOCK, OT I, tree removal (x3). **Approved 4/0.**
 - b. #26-014, SPRAGUE, LC II, replace deck railings/steps, add lighting. **Approved 4/0.**
 - c. #26-015, TWOHEY, TLV, add trees (x2). **Approved 4/0.**
 - d. #26-016, DORN-BECKNER, LPV 4, install trellis and cabinetry on patio. **Approved 4/0.**
 - e. #26-017, YORK, OT II, remove deck railings and balusters. **Approved 4/0.**
 - f. #26-018, NOVAK, TIMBERTION, paint exterior. **Approved 4/0.**
 - g. #26-019, KEKAR, OT II, widen driveway, add retaining wall. **Conditionally Approved 4/0.**
(Condition: driveway unconditionally approved, retaining wall conditionally approved contingent upon its location must abut widened area of the driveway. If location differs from approved area, then retaining wall application must be submitted to the SBCA ARC for further review).
 - h. #26-020, OLSON, LPV 4, tree removal (x12)? **Conditionally Approved 4/0.** *(Condition: only the tree that is marked as "Hazard!" on the application is approved for removal. If there are more trees that are to be removed, a separate application must be submitted for ARC review).*
 - i. #26-021, GILBERT, TLV, paint deck railing. **Approved 4/0.**
7. Follow Up
 - a. N/A
8. Extensions
 - a. N/A
9. Old Business
 - a. N/A
10. New Business

a. N/A

11. Adjourn – 9:54 a.m. **Approved 4/0.**