

SOUTH BAY COMMUNITY ASSOCIATION
ARC MEETING
Friday, May 15, 2026, 9:30am

Minutes

1. Call to Order. Meeting called to order at 9:30 a.m.
2. Determination of Quorum. **Quorum established.** All SBCA ARC Committee Members were present, J. Leach , Peggy Thuotte, Owen Dennison, Christine Spagle and Sheila Twohey.

Also present: GM Torres, SBCA Board; O’Keeffe, SBCA Members; York, Leglu, and Loika.
3. Approval of Agenda **Approved as amended 5/0.** (*two items added to new business*).
4. Approval of Minutes from MARCH 20, 2026 Meeting. **Approved 4/0/1.** (*Twohey abstained, absent from last meeting*).
5. Correspondence:
 - a. N/A
6. SBCA ARC Applications Seeking Approval
 - a. #26-022, KWOK_SEAH, LPV 3, hazard tree removal (x1), tree trimming (x2). **Approved 5/0.**
 - b. #26-023, RAH, OT II, new home construction and landscape plan. **Conditionally Approved 5/0.** (*Condition: all mechanical equipment must be screened in manner complying with SBCA DS 5.1.12*).
 - c. #26-024, COYAN, OT II, landscape enhancement/modification. **Approved 5/0.**
 - d. #26-025, TLVHOA, TLV, install multiple (temporary) garage sale signs. **Approved 5/0.**
 - e. #26-026, LOIKA, LPV I, tree removal (x7) and brush clearing. **Approved 5/0.**
7. Follow Up
 - a. N/A
8. Extensions
 - a. N/A
9. Old Business
 - a. N/A
10. New Business
 - a. #26-027, NYROP_McLERRAN, LPV I, paint exterior. **Approved 5/0.**
 - b. #26-028, LEGLU, OT I, add patio and water feature. **Approved 5/0.**
 - c. Signs – *short discussion, no action taken.*
 - d. Village v. SBCA jurisdiction – *short discussion, no action taken.*
11. Adjourn – 9:55 a.m. **Approved 5/0.**