

## **Bella Beach Architecture Review Committee Meeting**

**August 27, 2022 7:00 pm**

**By Zoom Call**

Attendees:

Kim Brook

Ed Pinkos

Chris Wecker

Linden Knapp

Dick Chaplain (outgoing ARC Chair)

Absent: Bill Zdanis

Newly formed ARC committee reviewed written CCRs and Landscape Guidelines for common understanding of team charter and responsibilities including:

- Architecture rules written in CCRs vs. historic standards
- Timelines for ARC reviews, appeals
- Noncompliance
- Rules for amending CCRs
- Approval or denial of any ARC application by 3/5 of the committee

ARC committee approval methodology was decided by the group – any member of the ARC can intake an application from homeowners or be asked by the ARC chair to lead a review and gather information, in order to split up the work. We will debate mostly by e-mail but will meet quarterly by Zoom. Next meeting will be in early December. Date TBD.

ACTION ITEM: ARC Chair will schedule the December meeting. December 3, 7 pm suggested.

### **Cases:**

#### **210 Bella Beach Drive:**

Homeowner previously built railing and stairs around the home's deck to replace rotting wood. Application was previously denied due to exposed pressure treated wood. ARC determined that this application could be approved as long as the homeowner plans to paint the railing white. Homeowner confirmed that this is the plan by 10/31/22. Conditional approval by unanimous vote.

ACTION ITEM: Chair will forward approval to homeowner

#### **5115 Cavalier**

Homeowner is in the process of landscaping, replacing stairs up to the garage room and deck, and installing a fence. Review of design determines that all building materials and methods are in line with ARC standards. Approval by unanimous vote.

ACTION ITEM: Chair will forward approval to homeowner

### **225 Oceanview**

Homeowner has applied to install an aluminum garage door and was previously denied. Sent a request for reconsideration to the ARC. Upon review of the CCRs, appeals to reconsider ARC decisions must be sent to the Board, not to the ARC. In addition, the ARC discussed our approval rights, and do not have the right to make decisions that conflict with the written CCRs.

A discussion was had as to whether it might be time to modernize some acceptable building materials within the HOA – lots of current products are indistinguishable from wood. We will discuss the possibility of a CCR amendment with the Board.

\*ACTION ITEM: ARC Chair will forward the request on to the Board along with the ARC's position.

### **190 Elderberry**

Enclosed room plans to be added to the back of the home in 2023. Homeowner wants to work with ARC to ensure no problems closer to construction. Plans look good – the only authority of the ARC is for the exterior appearance. WE do not make determinations regarding building code compliance. Conditionally approved by unanimous vote. We will need more specifics as to building materials as we get closer.

ACTION ITEM: Chair will forward approval to homeowner

Meeting was adjourned at 8:03 p.m.