

Bella Beach Architecture Review Committee Meeting

December 3, 2022, 7:00 pm

By Zoom Call

Attendees:

Bill Zdanis
Ed Pinkos
Kim Brook
Linda Fender

Absent:

Linden Knapp
Chris Wecker

August 2022 ARC Meeting minutes approved (Kim Brook motion, Bill Zdanis seconded, Unanimously accepted)

TOPICS:

2022 Annual Meeting December 10 – ARC Updates

- New term for ARC Policy (Kim)
- New Architectural Guidelines Policy – ARC Committee

Change to CCRs Is necessary for use of alternate building materials, and will take a vote by homeowners.

- Will need a campaign by the ARC!
- Send out a survey asking homeowners their wishes? Get comments?

Most recent proposed language to CCRs: (will need approval)

4.17 Plan and Exterior Color Approval. All exteriors of residences shall be constructed of natural cedar shingles, board and batten, cedar beveled lap siding, or fiber cement siding products either left natural or painted or stained in shades or colors approved by the ARC. Fiber Cement construction material used on the exterior of homes must be of an appearance consistent with the pre-existing wood construction of the neighborhood homes. Other exterior features such as garage doors may be of synthetic construction but must appear as wood construction. Complete plans, including landscape plans, grade elevations and exterior color, trim color, and exterior lighting selection must be submitted to ARC for approval prior to the start of construction. It is suggested that preliminary plans be submitted to ARC for preliminary approval prior to commencing working drawings.

ARC page on the website allows for review of applications, minutes, etc.

- <https://bellabeach.org/arc-information/>
- Might need to be better codified with regard to how to respond to homeowner/who replies.

Standards and Guidelines

- All ARC members have had a chance to contribute to this draft guideline and input has been incorporated. Further review needed prior to presentation to the Homeowners and adoption.

Fire Pits Inspection

Inspecting fire pits for adherence. Sunset 389 fire pit was recently reinstalled but may not be far enough away from clearance.

- Language regarding fire pit safety needs to be more specific regarding what needs to be cleared within 10'. Are gas fire pedestals on decks ok if decks are combustible? May need to be reworded/reviewed.
- Revisit the potential for ARC members inspecting fire pits at the next meeting before the next fire season starts.
 - ARC for new installations vs. Board for existing fire pit compliance?

Light pollution

- Included language in the guidance doc but is more the purview of the HOA board complaint process

Other Business

- Garbage bins are not being hidden as required by HOA rules throughout the neighborhood. CCRs require this – enforcement process needs to be used and HOA Board should follow up.
- Many Electrical/Cable/Phone boxes throughout the neighborhood are in bad shape. Utility companies have not been consistently responsive to requests for repair.
- Concern about lack of property line markers which would make it clear whose responsibility it is to maintain different parts of property.

ARC Cases since last meeting:

232 Bella Beach Drive

Trim color approved – Pure White from Sherwin Williams. Painting will be repainted later this year. Approved 10/21/2022 (Yes – Knapp, Brook, Zdanis)

Sunset 389

4' good neighbor fence to be built to separate properties, including an enclosure for garbage cans. Approved 10/21/2022. (Yes – Knapp, Wecker, Brook)

286 Bella Beach Drive – No Application

No application yet. They will be repairing/replacing front deck next year sometime. Discussed ARC guidelines with K. Brook)

Americana – No Application

ARC noticed exterior deck work in process at Americana, no application had been made. ARC member inspected the work and it appears to be replacement of some damaged sections with like-kind materials that meet the guidelines. No action required.

424 Bella Beach Circle – No Application

Verified that homeowners were not planning to remove trees but only trim them. Verified.

225 Oceanview Update

Homeowner has applied to install an aluminum garage door and was previously denied. Sent a request for reconsideration to the ARC. Appeals should be forwarded to the board. ARC Chair forwarded the appeal on to the HOA board and after discussion, the appeal was denied. ARC Chair followed up with the homeowner.

190 Elderberry Update

Enclosed room plans to be added to the back of the home in 2023. We will need more specifics as to building materials as we get closer. Conditionally Approved. Construction has not yet started.

ACTION ITEM: Set up next Quarterly ARC meeting for March 2023 – Kim Brook

Meeting adjourned at 8:30 pm