

ARC MEETING
August 29, 2022
Clubhouse at 11:00 a.m.

ATTENDEES

Gaye Belcher
Linda Cadman
Larry Cayabyab
Joan Jones – Via Telephone
Pat Yochim

ABSENT

Adam Colfield
Debora Frazier

AGENDA

Pending Approval(s):

254 – 08-09-2022 – Fence Installation, change 15 ft to 14 ft setback, change slat spacing to ½” from 7/8” spacing

DECISION: Approved the ½” spacing

DISCUSSION

1. Reviewed Application for Fence Installation for House # 254. Fence color and style in accordance with Covenant Article III, Section 10a, 10b, and 10c. Homeowner requested a variance for fence to be placed 14 ft. behind the front building line of residence instead of required 15 ft. Requested Variance of 0.5” spacing between fence slats instead of 7/8” spacing. The fence will tie into house # 162’s fence which has a ½” slat spacing and a shorter setback.
2. Committee discussed visual consistency of neighboring fence slats being 1/2” and this fence matching the adjoining fence slats at house # 162.
3. Committee agreed to approve the ½” spacing for a one-time thing but get board approval. Linda Cadman Cayab made the motion to approve the 1/2 “spacing and Larry Cayabyab 2nd the motion. The motion passed with 5 yes votes. The following members voted yes: Larry Cayabyab, Pat Yochim, Linda Cadman, Joan Jones, Gaye Belcher.
4. Gaye Belcher said that she pulled the application for the adjoining fence at house #162, and discovered that indeed the ½” spacing was approved on 8/13/14 by ARC members Tess Hughes, William B., and Chris Andreski. Gaye also said that it appeared that the fence was closer to the front corner of house #162 than the 15 ft back.
5. Gaye Belcher brought up the definition of building line and front lot line. Gaye stated that according to the CC&R’s Article II, Section 10 Building Location, and Article III, Section 10-b fences, the belief that fences had to be 15 ft back from the front corner of a house was incorrect. A location of a fence was determined by measurements of the Lot Line minus the

setback to the Building Line. Larry suggested that the board establish the interpretation of Building Line. Pat said that her son was an architect and would know.

6. Gaye asked if there were any more discussions. There were none. Larry Cayabyab made the motion to adjourn the meeting. Pat Yokim 2nd the motion. The motion was carried, and the meeting adjourned at 11:45 a.m.