

ARC MEETING  
August 23, 2022  
Clubhouse at 1:00 p.m.

### ATTENDEES

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

Homeowners: Ron and Diane Barrett

### ABSENT

Adam Colfield

### 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

### 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 discussed visual appearance of this fence being horizontal to the neighboring fence, and not being stepped back a foot.
4. Committee agreed to approve the 14ft for a one-time thing, but get board approval. Larry Cayabyab made the motion to approve the 14ft. and Pat Yochim 2<sup>nd</sup> the motion. The motion passed with 5 yes votes and 1 no vote. The following members voted yes: Larry Cayabyab, Pat Yochim, Linda Cadman, Joan Jones, Gaye Belcher. Debora Frazier voted no.
5. Gaye Belcher asked to postpone the vote on the ½” spacing between the slats until further review and bring it to the board. The ½” change was not voted on today.
6. Larry Cayabyab asked Ron Barrett if waiting for board approval would hold his contractor up, that it would be two or three weeks. Larry told Ron that he could request a special meeting of the board for approval if he wanted to. Ron said no, that waiting until the board meeting would be fine.

7. Linda Cadman brought up selective enforcement and said that things were previously approved by ARC committees and boards just for certain people, and there were several fences that had ½" spacing. Pat Yochim said once a precedence was made, the HOA can't refuse anyone for the same request. Larry Cayabyab said just because other boards and committees approved things that were questionable, it doesn't mean that our committee should follow in the footsteps of others. He said our committee would follow the CC&R's and get approval from the board approval if needed.
8. Gaye Belcher asked if there were any more discussions. There were none. Gaye Belcher made the motion to adjourn the meeting. Larry Cayabyab 2<sup>nd</sup>. The motion. The motion was carried, and the meeting adjourned at 3:30 p.m.