

Agenda for 2 May 2026 Meeting on Saturday at the Cabana starting 0930 AM

1. Attendance, ACC approval of 4 April 26 Minutes, and Resident Concerns. Please be prepared to vote on the updated ACC guidelines dated 21 May 26 (items 3 c, 3d, 3e, and Bill Ante's Homeowner Aids (item 6a)

2. ARC Requests: (OPEN)

- a. 1918 Bayshore Ct. (Kathy Fedoronko), Date Received: 14 April 26. The homeowner wants to remove the paved area of the parking pad that is overlapping their lot and replace it with grass. Additionally, they want the wheel stops moved to near the road so no one can park there. Jeff Bachmann discussed the ARC request with the homeowner and expressed concern over the easement and 50 foot right of way. Jeff contacted the City Chief Engineer and she indicated a City permit is needed to modify the easement and/or 50 foot right of way. The permit costs \$25 and the homeowner was notified and given a copy of a blank permit.
- b. 1912 Bayshore Ct. (Dave Deal), Date Received: 20 Apr 26. The homeowner wants to trim the neighbors Live Oak tree at 1914 Bayshore Ct that has encroached across the property line.
- c. 2012 Westley Ct (Dave and Wendy Bryan), Date Received: 21 Apr 26. The homeowner wants to remove the hedge and bushes behind the garage. They want to establish a 30-foot space behind the garage and put in River Rock. The existing bushes are attracting snakes and other varmints.
- d. 2012 Westley Ct (Dave and Wendy Bryan), Date Received: 21 Apr 26. The homeowner wants Common Area Tree Trimming to be budgeted to take care of canopy tree limbs behind 2012 and 2014 Westley Ct. They want the ACC to consider trimming these branches back to the fence line.
- e. 302 Parkside Ln. (Julie Prudden), Date Received: 26 Apr 26. The homeowner wants to enhance landscaping in the front yard with slightly raised mulch planting area.

3. Topics for ACC Guidelines:

- a. Wooden fence removal by homeowners without requiring an ARC request. As old wooden fencing needs replacement, the ACC is investigating if policy is needed to address this issue. The existing documents from 2013 with the added Fence/Wall Resolution from July 2015 direct homeowners to maintain fencing as well as the Board to maintain Common Area fencing. The other consideration for monitoring fence removal is any impact on drainage throughout the HOA. Draft 21 May 2026 Arch Guidelines sent out for review. (OPEN)

- b. Does the ACC need to add specifications for parking lot maintenance (wheel stops, blacktop, and striping). The HOA Board decided to turn the pull-off parking issues and cul-de-sac parking issues over to the HOA attorney for an opinion. Once ownership is determined, the ACC will readdress the need for this policy. (TABLED)
 - c. Chimney Tops: Continuing discussion if ACC needs to set standards. Draft 21 May 2026 Arch Guidelines sent out for review. (OPEN)
 - d. Trees and Landscaping. Does the ACC need to add specifications? Draft 21 May 2026 Arch Guidelines sent out for review. Does the tree trimming policies need to be modified? (OPEN)
 - e. Astroturf: Does the ACC need to add specifications? (OPEN)
4. AMERITECH Notice of Violations (Yellow Tags): We received a Yellow Tag Report from AMERITECH on 23 April 26.
- a. 2011 Westley Ct. (Henry J. Hall), Second Notice of Violation from AMERITECH to repair a broken sprinkler head. (OPEN)
 - b. 2013 Westley Ct. (Scorpio Home LLC), Second Notice of Violation from AMERITECH to repair a broken sprinkler head. (OPEN)
5. Drainage: Inspect Pond outflow area and weir system for debris. Check water flow from the pond into the park. Mentioned to the Board the plastic piping needs to be replaced at the bottom
6. Other Items from ACC Members or Residents?
- a. Job Aids for Homeowners: Bill Ante put together four items: Roofing, Painting, Chimney Tops and Pressure Washing. ACC members should review and the ACC will forward a recommendation to the Board for posting on the website. ACC Needs to APPROVE these documents prior to Board Submission (OPEN)
7. Next Meeting: 6 June 2026 (Saturday) starting 0930 at the Cabana