

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE
PO Box 245 Manchester, CA 95459
(707) 882-3183 ibadc@ibiclub.com ibiclub.com
DRAFT AGENDA November 17th, 2007

Open meeting beginning at 10:00am at the Rex Dunning Firehouse, 15401 Forest View Drive.

CALL TO ORDER

APPROVE MINUTES/TREASURER'S REPORT:

Approve minutes of 9/15/07

Treasurer's Report: 7/1/07-9/30/07

NEW BUSINESS:

Hearings for New Home Construction and Major Exterior Modification permits will be limited to 45 minutes; 15 minutes for presentation and Committee questions and 30 minutes for audience input and discussion.

THE COMMITTEE PROPOSES THE FOLLOWING ADDITIONS TO THE EXISTING PUBLISHED PROCEDURES:

ELECTRONIC SUBMITTALS: *To committee only in word* Add the following to the New Home Construction and Major Exterior Projects Guidelines: "A copy of each of the above listed drawings in JPG or PDF format and a copy of each of the above text documents in DOC, JPG or PDF format, delivered on a single data CD."

PHOTOCOPY REQUESTS: All photocopy requests must be addressed to the committee and not the committee secretary. Materials such as part of normal project mail-outs to owners within 300 ft and other clarifications, which had been mailed to other Irish Beach property owners will be provided at no expense. There will be a time and material charge for duplicate copies.

OR

All photocopy requests must be addressed to the committee and not the committee secretary or individual IBADC members. All requests for additional materials such as normal project mail-outs (or any parts thereof) mailed to Property Owners within 300 ft as well as other clarifications will be provided on a time and material basis. Much of this data can be downloaded free of charge from the IBADC website.

LOCATION AND HEIGHT VERIFICATION FORMS: The proposed forms include an agreement by the owner to reimburse cost should the Committee deem it necessary to hire a professional surveyor for verification.

ALLRED 1/050 (14720 S. Hwy 1): Minor Exterior Improvement application for a shed, propane tank and garbage enclosure. - *garbage & tank to be located adjacent to structure to SE. Property to be covered*

VIPPERMAN/COHEN 1/C (14756 Navarro Way): New Home Construction Phase II application with height, set back and other variances.

COMMUNICATIONS:

BUTERA 2/07 (44881 Arena Circle): 10/30/07 Notification that the exterior construction was completed two months ago with the exception of the driveway, which was delayed for weather related reasons. The Buteras request a final inspection and closure of NHC permit 1105-0207.

KUCALA 2/47 (14950 Mallo Pass Dr.): 11/1/07 Notification of their intention to replace the roof. The materials and color will match the existing roof as closely as possible. No permit is required although the Kucalas must provide the specific roofing type and color.

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RODRIGUEZ 2/52 (14951 Mallo Pass Dr.): 9/14/07 Receipt of a letter from Ms. Urania Gluesing (2/51) stating that she has given Mr. Ernest Rodriguez permission to store building materials on her vacant lot while he constructs his house.

RODRIGUEZ 2/52 (14951 Mallo Pass Dr.): 10/19/07 Receipt of permit extension fee for NHC permit 0106-0252. This brings the pre-construction permit current to 1/21/08. Receipt of final construction drawings. The drawings were reviewed and signed by the Committee and a construction permit issued.

TAJBAKSH/POWELL 3/13 (14600 Cypress Point Rd.): 9/18/07 Receipt of final construction drawings for NHC permit 0107-0313. The drawings were reviewed, approved and signed by the Committee members.

MALEK 3/54 (43851 Sea Cypress Parkway): 9/20/07 Notification of intention to replace deck with no change to its dimensions, profile or footprint. No permit is required.

REIDENBACH 4/27 (15671 Forest View Rd.): 10/8/07 Notification of intention to replace the glass in many windows of their house. No permit is required.

HEITZ 4/56 (15370 Forest View Road): 10/12/07 Receipt of final construction drawings for Major Exterior Projects permit 0907-0456. The Committee subsequently added a condition to the permit requiring that all exterior lights are brought into CC&R compliance by being shielded and downcast. The Heitz's signed and returned the amended permit.

MOORE, DAN AND MARSHA 7/09 (44520 O'Rorey's Roost): 9/15/07 Letter notifying the Committee that they applied for a 10ft front yard set back variance with the County and a hearing is scheduled for 9/27/07. The set back variance for Provisional Permit 0107-0709 was approved by the ADC on 1/20/07.

SACKMAN 7/14 (44280 O'Rorey's Roost): 10/19/07 Receipt of exterior color samples for the siding, trim, gutters and roof for NHC permit 0706-0714. The colors are approved.

TRATHEN 7/26 (44400 O'Rorey's Roost): 9/18/07 Receipt of an email from Dyson (7/25) addressed to Leon Drolet lodging complaints against the Committee as a whole and Chairperson Drolet individually for failure to enforce the CC&Rs due to favoritism and prejudice.

TRATHEN 7/26 (44400 O'Rorey's Roost): 9/18/07 Receipt of an email from William Moores addressed to Leon Drolet complaining that he has not received documents related to the Trathen permit 0705-0726 as previously requested and also complaining of lack of CC&R enforcement of the same permit.

WOLFE 9A/49 (formerly 3/39) (43600 Sea Cypress Dr.): 11/3/07 Courtesy notification of landscaping plans.

UNFINISHED BUSINESS

RAPELJE 1/003 (S. Hwy. 1): 9/10/07 Receipt of documentation pertaining to the requested permit extension. (See minutes of 7/21/07).

OFFICE 1/095 (44001 Noyo Way): 8/2/07 Receipt of a Minor Exterior Improvement application from William Moores. The application is on hold until all owners sign off on the proposal and stated such in letters to Wm. Moores dated 7/26/07 and 8/27/07. Wm. Moores has protested the Committee's disposition in letters dated 7/30/07 and 8/27/07.