

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

PO Box 245 Manchester, CA 95459

(707) 882-3183 ibadc@ibiclub.com ibiclub.com

January 16, 2010

AGENDA

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 9/17/09

Treasurer's Report: 10/1/09-12/31/09

NEW BUSINESS:

TILLER 1/014 (15150 Irish Beach Dr.): Review of the fence on the south side of the house for compliance with the approved plans for Major Exterior Modification permit 0707-1014. (See Unfinished Business)

MCCORMICK 1/029 (14870 Navarro Way): Revised Phase II New Home Construction permit application with a flat roof variance request. A comment in support of the application was received from Thompson (1/030) and Taylor (1/066).

PROPOSED CHANGE IN IBADC FEES:

New Home Construction and Major Exterior Improvement permit fees and permit extension fees will be increased by \$400. Minor Exterior Improvement fees will be increased by \$200. If the permit holder is an IBIC member in good standing through the duration of a permit or permit extension, the additional fee will be reimbursed to the member at the successful termination of the permit or permit extension.

All performance deposits for New Home Construction and Major Exterior Improvements permits will be returned when all specifications listed in the approved construction drawings and the terms of the permit has been met.

The performance deposit for New Home Construction permits will be increased to \$1000.

The performance deposit for Major Exterior Improvement permits will be increased to \$1000.

COMMUNICATIONS:

ENGELN 1/011 (15220 Irish Beach Dr.): 1/8/10 Notification of plans to repair the back deck, modify the front entry deck and paint.

SCHEAFFER 2/21 (44641 Pomo Lake Dr.): 10/12/09 Email notification that the exterior spiral stairs have not yet been delivered which has delayed completion of New Home Construction permit 0307-0221. 1/6/10 Email notification that the exterior spiral stairs have been installed and that construction is complete.

SCHEAFFER 2/21 (44641 Pomo Lake Dr.): 1/6/09 Receipt of an email stating that they intend to repaint the house within the next 1-3 years. (see Unfinished Business)

RODRIGUEZ 2/52 (14951 Mallo Pass Road): 11/18/09 Receipt of a revised permit extension request due to third party delays for New Home Construction permit 0106-0252. (See Unfinished Business.)

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DRAFT AGENDA

VIERRA 3/45 (43641 Cypress Parkway): 10/22/09 Notification of plans to replace the roof with Elk 40 year shingles in Weatheredwood color. A permit is not needed for this work.

UNFINISHED BUSINESS

RAPELJE 1/003 (15400 S. Hwy 1): The Rapeljes submitted a height variance request letter for their New Home Construction application on 10/30/08. (See minutes of 7/19/08) The Committee responded in writing on 12/15/08 and stated that the hardships that necessitate the variance must be explained in more detail. (See minutes of 11/15/08) The Provisional Permit expired on 7/1/09.

TILLER 1/014 (15150 Irish Beach Dr.): 4/8/09 Receipt of a proposal from Ms. Tiller's architect to modify the fence in order to bring it into compliance with the approved plans. After review, the ADC told Mr. Odegard that he could proceed with the modification. 5/5/09 and 11/9/09 Letters from William Moores stating that the fence was not built as approved. He requests that the item be placed on the agenda of the next meeting for discussion. (See New Business above.)

CONNER 1/063 (44000 Noyo Way): 5/22/09 Permit extension request of one year and \$150 check for Major Exterior Improvement permit 1005-1063. The ADC returned the check and explained the extension fee schedule for projects already under construction.

WM. MOORES 1/102, 2/41, 5/5, 7/14: 8/20/09 Request for receipts of construction application fees that he has paid for each of the listed properties. The information was provided on 11/17/09.

SCHEAFFER 2/21 (44641 Pomo Lake Dr.): 3/25/09 ADC letter stating that the trim color used is different from the color that was approved for the project and stated on the signed permit. The Scheaffer's subsequently submitted a color sample for approval, which the Committee rejected because it is near white.

RODRIGUEZ 2/52 (14951 Mallo Pass Road): 3/23/09 Request for an extension for permit 0106-0252 due to third party delays. The ADC responded on 4/3/09 stating that more details are needed in order to proceed with the request.

WONG 3/22 (14735 Cypress Point Rd.): 2/24/09 ADC letter requesting that they remove the partial abandoned boat on their lot.

GMEINER 7/23 (44370 O'Rorey's Roost): 3/25/09 ADC letter stating that the propane tank and electrical meter must be enclosed in order to comply with NHC permit 0702-0723.

TRATHEN 7/26 (44410 O'Rorey's Roost) 3/30/09: ADC letter stating that, in order to close permit 0705-0726, a color sample must be submitted for the white garage door and the "decorative element" that was to be installed on the east side of the garage must be completed.

AMBRIFI 7/34 (44301 O'Rorey's Roost): 3/26/09 ADC letter stating that, in order to complete his New Home Construction permit 0906-0734, he must enclose the propane tank, address the drainage issue on the east side of the house, redline the deck off the second bedroom and provide the Committee with a letter of completion.

SACKMAN 7/14 (44280 O'Rorey's Roost): On 11/06/08 the Sackman's submitted a revised request for a permit extension of New Home Construction permit 0706-0714 due to third party delays. The ADC sent a written response on 12/1/08 approving third party delays of 28 days, which extends the permit to 7/10/08. Construction was completed on 9/6/08. The Committee sent a follow up letter on 4/7/09.

OWNER/BUILDERS: The IBADC has asked several owner/builders in Irish Beach to comment on how to handle owner/builders who intend to take much longer to complete exterior construction than presently handled by the CC&Rs and procedures. (See minutes of 3/17/07 and 5/19/07.)

CONSTRUCTION PERMIT EXTENSIONS: Leon is working with the following property owners to resolve the status of their expired construction permits: Murray 0905-0410, Bean 0505-0420 and Gmeiner 0702-0723.

ADJOURNMENT/NEXT MEETING

The next meeting is scheduled for March 20, 2009

Meetings are scheduled for the third Saturday of every odd month. Meetings are subject to cancellation due to lack of New Business.

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real estate sign*