

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

IrishBeachADC.com

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October 20, 2018

DRAFT MEETING MINUTES

Open meeting beginning at 1:00 P.M. at Rex Dunning / Irish Beach Fire House, Forest View Road, Manchester.

CALL TO ORDER: The meeting was called to order at 1:05 PM by Chairman RJ Dial. Other Committee members present: Tom Reidenbach, Darryl Datwyler, and Don McCormick. Members absent: John McGehee. Property Owners in attendance: None.

APPROVAL OF MEETING MINUTES: Minutes from the August 18, 2018 ADC meeting were presented and there were no comments. Tom Reidenbach moved to approve the minutes and the motion was seconded by Darryl Datwyler. All approved, 4-0.

NEW BUSINESS:

Jassowski 1/85 (15001 Navarro Way): Major Exterior Project (MEP) Application – Deck Enlargement.

The Jassowskis would like to extend their front and side deck around the rear of their house, using the same materials and structure as the existing deck. No comments were received from their neighbors. Committee member McCormick moved to approve the application. Committee member Reidenbach seconded the motion. All approved, 4-0.

Jett 1/52 (44000 Navarro Way): Major Exterior Project (MEP) Application – New Fence.

The Jetts propose to build a modest, 4-foot high, open design, cedar fence enclosing the area between the house and garage. No comments were received

from their neighbors. ADC member Reidenbach moved to approve the application. ADC member McCormick seconded the motion. All approved, 4-0.

Morey 1/65 (44070 Noyo Way): Major Exterior Project (MEP) – New Fence.

Cindy Morey proposes to build a 4-foot high, open design, split rail fence along the west side of her property to provide privacy from her living room window and to protect plants from the wind. No neighboring views are impacted. Chairman Dial moved to approve the application after the fact. ADC member Datwyler seconded the motion. All approved, 4-0.

COMMUNICATIONS:

Risso 2/27 (44920 Arena Circle): Minor Exterior Improvement (MEI).

Notification to replace windows with tan Milgard. Committee reviewed proposed plan and determined it met the CC&R requirements as a Minor Exterior Improvement and approved the project.

Greco 3/21 (14765 Cypress Point Road): New Home Construction (NHC).

Received preliminary plans from the architect. Committee reviewed plans and returned them with comments regarding what would need to be addressed to be able to qualify for a Phase I NHC review.

Jett 1/52 (44000 Navarro Way): MEI notification to repaint house a gray color

from the existing blue color. Committee reviewed and determined the color meets the CC&R requirements of *“All exterior paints and stains should be in muted tones consistent with neighboring structures, and in colors commonly found daily in the surrounding natural environment”* and approved the color change. Notification was also received that the Jetts will be replacing existing exterior exposed lighting with downcast lights.

Naste 2/17 (44701 Pomo Lake Drive): New Home Construction (NHC). Received

inquiry as to what is required for a Phase I review. Provided appropriate guidance.

Lister 3/64 (43651 Sea Cypress Drive): MEI notification to repaint trim a sage green color. Committee reviewed and determined the color meets the CC&R requirements of *“All exterior paints and stains should be in muted tones consistent with neighboring structures, and in colors commonly found daily in the surrounding natural environment”* and approved the color change.

UNFINISHED BUSINESS:

Frost/Feucht 3/18 (43800 Alta Mesa Road): Follow-up to MEI notification to repaint house dark gray with lighter gray trim. Owners painted a large portion of the back of the house per the ADC’s request to further evaluate (see minutes from 18 August meeting). Committee reviewed sample area and determined the color met the CC&R requirements of *“All exterior paints and stains should be in muted tones consistent with neighboring structures, and in colors commonly found daily in the surrounding natural environment”* and approved the color change.

Moore/Howell 2/1: The committee discussed the ongoing requests from Messrs. Howell and Moore for mediation pursuant to CC&R Section 7.1 and reaffirmed the committee’s previous position that the ADC is authorized to assist with dispute resolution solely through mediation, not arbitration, interpretation, or enforcement. The committee concluded the business portion of the meeting at 2:00 PM and adjourned to the vicinity of Unit 2 / Lot 37 to familiarize themselves with factors that could be pertinent to such a mediation, should the two parties desire to pursue that approach. Any actions by the committee beyond mediation would be dependent on receipt of a Phase I New Home Construction application.

ADJOURNMENT/NEXT MEETING: The next meeting is scheduled for 17 November 2018. Meetings are usually scheduled as required whenever there is New Business and the agenda is posted at the community kiosks and the ADC website.