

Please read these minutes and DO NOT HESITATE to send me anything I have left out. As I said, I have never taken notes for a meeting before and I may have missed some things.

ARB Minutes for November 26, 2012

Members present: Mat Bottoms, Clara Pisano, Doris Groff, Tony Caputo, Sherry Davis. Nancy Dixon sat in as a nonmember.

Mat handed out the agenda for everyone to study. There was discussion on how to print out the ARB Policies and Procedures.

First on the agenda was to select a Chairperson. Sherry nominated Mat as temporary Chairperson until May. Clara seconds. Vote was unanimous in favor.

Nominations for Secretary was opened. Clara nominated Sherry for Secretary. Doris seconds. Vote was unanimous in favor.

Sherry closed nominations, Doris seconds.

Policies and Procedures:

Mat had sent the ARB Policies and Procedures by email. He stated that the ARB needed to avoid overstepping our boundaries and try not to take on the role of the Board, and stressed that we need to study our rules and procedures. He said that some things in our rules contradict our covenants.

We decided we would meet as needed, not every month. It was agreed that Mondays would be a good day to meet, at 7:00 p.m..

Doris asked: How fencing and barns will be looked at in Phase 5. Would different types of fences be approved over all, since this will involve horses? Mat said she should go ahead and submit her own plans for her fencing, barns, etc.. The ARB Website has an application.

Mat asked what our opinions were for the direction of the ARB for the future. Mainly, the consensus was that we are here to protect our community and homeowners property values, but not to be too rigid. We need to make sure the property owners adhere to the rules, and to look at the grand scale for what is good for the neighborhood.

#### Garden Decision:

Sherry has asked permission to have a raised garden on Lot 6. The measurements for two beds are 12' by 12', and 12' by 48'.

A questionnaire was sent out to water front owners asking their opinion of a garden. There were 14 responses in favor of, and 3 responses against.

Tony asked if approving one garden would set a precedent for other gardens. He also said that the weeds growing along the banks all down the waterfront bother him.

Nancy said she couldn't do anything about it unless a formal complaint was made, in which case she can request that something be done.

Sherry asked if a formal complaint had been made against her garden.

Nancy answered, no.

#### Much discussion followed:

Nancy...There is a difference where gardens should be in this neighborhood, depending on whether it is on the waterfront or phase 5.

Clara...She watched the garden grow all summer and the only thing that stood out about it was how beautiful the flowers were. She stated that the bushes along the docks behind the clubhouse were the biggest obstruction of the view.

Tony...He would have a problem with having a garden on each side of his lot.

#### Motion:

Tony made a motion that we approve gardens on an individual basis rather than the whole neighborhood. Clara seconds.

Vote was unanimous in favor.

Request was brought before the ARB to approve Sherry's garden. Nancy could not find Sherry's request for a garden that was sent in April 2012. Sherry wrote another request, while at the meeting, with a diagram.

While we waited for the picture of the request to be emailed to Tony, we discussed other items.

We then discussed the letter that was written in September 2012. The letter is asking the property owners to send in any changes they have made to their properties that have not had approval by the ARB. The letter had been delayed being sent out until Allen Spivey had taken down his birdhouse on lot 4. Sherry said she would resend the letter to Nancy. Nancy will then send it to the Board for approval.

#### Back to the garden:

Tony asked about any set back rules for a garden from the water. Mat said he would look it up.

Nancy asked if we are setting a policy. Mat says we are not setting a policy.

Nancy asked if we are approving the garden with no stipulations for plant height, etc?

Mat said we would get to that.

Other business while we wait for Tony to get the diagram.

There is new construction about to start on the last waterfront lot. Jim Banks is the new owner. Mat has met with Jim and discussed the size and looks of a house plan and where the placement should be on the lot. Mat gave him the paperwork he needs to fill out for the ARB, after which time we will meet again.

Jeremy Dickinson's lot sold in Phase 5 and the new owner wants to build soon.

Other topics for the board to consider later:

Grass mowing policy

Gazebos

Boat storage area

Mat gave us handouts for all these topics.

Also:

The mowing of lots not built on in Phase 5.

Aprons at the driveways in 5. They are supposed to be 10' wide by 50' long.

Do culverts in 5 need to be standardized?

Doris stated that when the back road is repaved, we need to think how that will affect the aprons.

Tony got the picture! Back to the garden...

Tony is concerned about the obstruction of the water view by a large garden next to his lot.

Matt met with an attorney. The attorney said that as our neighborhood evolves we may have to say no to some things that we have previously given others approval for. His example was the fire pits. Even though we have approved a couple of fire pits, as the community grows, we will not be able to give approval to an uncontrollable number.

Nancy stated for the record that as president of SLOPA and as a home owner, she is against a garden of this size. She feels this will set a precedent for others. She doesn't feel this is in the best interest of the community.

Tony asked about a community garden.

Nancy said it could not be put in the common areas.

Sherry responded: At the last homeowners meeting that she had asked if the property owners could be poled on controversial matters that might come up to see how they feel, rather than the few members of the ARB mandating rules without knowing the homeowners opinions. When a request for the garden was sent in, Ollie Dixon did just that. He sent out a questionnaire to the waterfront owners asking their opinion. The response was 14 in favor and 3 against. The other owners that did not respond, Sherry assumes, would have responded if they had any objections.

Mat ... We have 3 options:

1. Deny the approval of the garden
2. Approve the garden

3. Approve the garden with stipulations.

Tony proposes that we deny approval.  
There was no second. The proposal failed.

Doris proposes we allow the garden with stipulations.  
Clara seconds.

Stipulations set:

Height restrictions of 6' or less from the ground level.

Must meet covenants guidelines for set back and other rules such as weeding, etc., just like any other yard or lot.

Clara proposes a motion that the plants cannot exceed six feet from the ground.

Doris seconds.

The vote was all in favor, Doris, Clara, Tony, and Mat. Sherry abstains from voting.

Meeting adjourned.

These notes were taken and sent to the best of my ability. Please feel free to respond with corrections.

Sherry Davis  
Sherry

Sent from my iPad=