

**ARC annual report, July 2015 – July 2016 submitted by Roger Emigh**

**August:**

Meeting 8/13: (roger, noel)

146: new storage shed approved

251: new storage shed approved

252: approved moving shed out of greenbelt

10: denied moving metal ramada and 5<sup>th</sup> wheel from 125 to 10 due to extensive removal of greenbelt on lot 10 on 8/12/2015.

**September:**

Meeting 8/27: (roger, noel, keith, gene)

10- Ramada move and 5<sup>th</sup> wheel dwelling install approved

205- discussion and field trip to view fence/GB situation.

43- lot owner to check with city on whether proposed stone surface is porous or solid.

83- more discussion with lot owner required.

34- red tag for ramada post in GB, AWM approved to waiver this, lot owners required to remove all other encroachments into rear GB area by end of September.

254- Ramada install, roger checking with owner on location

Meeting 9/10: (roger, noel, keith, gene, glenn)

Glenn replaces Curt on ARC.

188- fence move approved, sending to Sept. BOD meeting for action.

150- 5<sup>th</sup> wheel dwelling install approved.

254- Ramada size reduced, approved, requires permits

75- 5<sup>th</sup> wheel dwelling install approved, metal storage building approved, requires permits.

Other: Lot 251 has cut plants in the GB in the NE corner of the lot, ARC chairman recommends BOD approve \$100 fine and send letter allowing 30 days to appeal. Further, Lot 251 has constructed a deck extension without ARC approval, this falls under "Changes performed without prior ARC approval" and a \$250 fine is proposed per the Rules and Regs.

**October:**

Meeting 9/24: (roger, noel, gene, glenn)

32: Fence outside greenbelt that connects to an existing PL fence at 2 locations, ARC approved and Board gave approval through and AWM.

Meeting 10/8: (roger, noel, gene, glenn)

No new requests.

34: ARC gave final approval to the Ramada and 'conditional' approval to the accessory building.

142: ARC gave 'conditional' approval to the fence down the North property line. (without a survey it is not possible to determine if the entire fence is 5' off the property line).

209: 004 request to add driveway, ARC approval underway so that Board can consider it on 10/17.

**November:**

Meeting 10/22: (roger, noel, gene, glenn)

257- new Ramada, contacted owner regarding set-back requirements, owner rethinking.  
177- covered deck off Ramada, contacted owner to check with city on attaching to Ramada.  
207- complaint on leaning tree, delayed to gather info.

Meeting 11/12: (roger, noel, gene, glenn, keith)

25- install new Park Model, delayed to gather info.  
261- new shed install, delayed to gather info.

Meeting 11/19: (roger, noel, glenn)

25- install new Park Model, need to contact owner regarding survey and set-backs, no other issues.  
207- ARC visited owner, identified tree, owner requests CV get a quote for removal, ARC agrees.  
177- building permit obtained 11/18, ARC can approve now.  
261- new shed approved.  
205- fence relocation per previous board approved plan, ARC approved.

**January:**

Meeting 1/14: (roger, noel, gene, glenn)

2- install new dwelling (motorhome), approved.  
1- replace existing chain-link fence with 6' cedar fence. ARC approved and recommends board approval based on GB committee working with lot owner to minimize GB disruption and monitor GB replacement on each side of the new fence and between fence and road. The net result of this fence replacement will be significantly more GB down the property line between lots 1 and 2. (Board approved)  
25- install new dwelling (park model), ARC changed to approved based on lot owner meeting side set-back requirement.

Keith Davidson has resigned from the committee, Ted Hocker replaces him.

**February:**

Meeting 2/11: (roger, noel, glenn, gene)

136: metal carport, approved. (GB committee to try and relocate plants being removed)

**March:**

Meeting 2/25: (noel, glenn, gene)

186: approved metal carport located in front set-back, pending city approval.  
(City approved the building permit, indicated that all metal carports require permits but some metal carports can be considered temporary; BOD should consider defining rules for locating them in front setback.)  
26: fence addition to connect 2 existing fences, approved and sent to BOD for action. (Board approved)

Meeting 3/10: ( roger, ted, glenn, gene)

186: replace section of fence on rear PL, approved and sent to BOD for action. (Board approved)

**May/June:**

Meeting 4/28: ( roger, glenn, gene)

204: driveway expansion, approved.

178: 10x12 shed, approved.

10: 10x20 shed, approved.

Meeting 5/12: ( noel, ted, glenn, gene)

142: fence final approval along N. PL.

142: 12x16 shed approved.

Meeting 5/26: (roger, glenn, noel, gene)

170: metal ramada, approved

Noel confirmed as vice-chairman of ARC

Meeting 6/9: (roger, noel, gene, glenn; jill)

109: fence inside GB areas, approved, sent to BOD for action (Board approved).

**July:**

Meeting 6/23: (roger, glenn, gene, noel, jill)

142- shed project temporary hold pending city approval of location under Florence City Code 10-7-4.

Jill has replaced Ted on the ARC.

6/30: Lot 100: retaining wall project and greenery removal approved (roger, glenn, gene).

Meeting 7/14: (roger, noel, glenn, gene, jill)

142- city confirmed location is outside estuary exclusion zone, approval in place again.

1- fence project discussed, ARC would like the owner to complete the project as follows:

Remove chain-link running alongside the new fence and in the front, tie the new fence to the remaining chain-link so that dogs cannot get through. To improve appearance, cover each of the metal posts with a fence board matching those used in the fence. Allow GB to regrow where it was disturbed towards the back of the new fence on lot 1 side of the fence.

261- covered porch to be added on south side of dwelling, approved.