

## Minutes for the LARC meeting on 02-18-2021

Present: Mary Delamater (chair), Louie Martinez, Carol Schutz, Joe Wilson, Donna Self

Unable to attend: Patty O'Toole

- 1) We reviewed pending project requests, including an email from the King City apartments describing a plan to remove some trees that are diseased/dying and/or damaging sidewalks. We will request more information and a completed Project Request form, and also make sure they contact the City of King City for any needed permits.
- 2) We reviewed pending complaints and where they are in the process. Some violations have been remedied and some have not. Second letters from Admin have gone out in a couple instances. Admin will continue to monitor those properties, ask committee for help assessing compliance as needed.

In particular, we further discussed an issue in Garden Villa with an outdoor picture on a brick wall - is it a sign? Is it a decoration? We were going to ask BOD for some guidance, but decided to try to handle it ourselves. The main issue is that the sign rules are very specific, while the "artificial yard object" rules are much more subjective. When making more subjective judgements like this, the committee would like to focus on being as consistent and fair as possible.

The committee noted that the item at this particular residence is hard to categorize - you could make an argument for either sign or decoration. The committee further noted that the item is attractive, and that many residents in Garden Villa have decorative items mounted on their walls. Thus, the majority of the committee members voted to allow the picture, since it could be defined as a decoration, and seems to be in line with the requirements that lots and units are maintained "in attractive condition and good repair" and "conform to the general pattern of the community" ([CC&Rs, Article VII, Section 8](#)), and that "artificial yard objects" don't "detract from the appearance of the neighborhood" ([Resolution 2012-102](#)).

- 3) Discussed trends/ possible newsletter articles - we are noticing issues with overgrown and uneven sidewalks. Previously we'd talked about a possible article regarding who's responsible for maintaining sidewalks, so will try to combine these for the next newsletter article.
- 4) Update re: fire pits (not discussed at meeting, but fire pit issue was in earlier minutes) - We spoke with the city, and they told us the following:
  - No open fire pits are allowed.
  - Any fire pit must have a chimney and a front screen to contain combustibles in the firebox.
  - No permit from the city is required.

LARC committee meetings are the third Thursday of every month. Next scheduled meeting: March 18, 3:30pm, via GoToMeeting. Any resident wishing to attend may contact chair at [mdelamater@mykcca.com](mailto:mdelamater@mykcca.com) for a link.