

Minutes for the LARC meeting on 04-15-2021

Present: Louie Martinez (chair), Carol Schultz, Joe Wilson, Donna Self, Patty O'Toole, Mary Delamater

- 1) We reviewed pending project requests, including a couple requests in Garden Villa to extend existing fences to within 6 feet of the street. GVSA will look into these requests, make sure that extensions are in compliance with zoning, then refer back to LARC. We also discussed a request for a gazebo with a proposed height of 10 feet. We apply the shed rules of [CC&R Article VII, Section 7.D](#) for outdoor structures like gazebos and greenhouses, and those rules mandate a maximum of 6.5 feet. We will notify homeowner.
- 2) We reviewed pending complaints. They are at various stages in the enforcement process, including fines being assessed after hearings. Admin will continue to monitor and ask the committee for help assessing compliance as needed.
- 3) We discussed what to do about flag pole requests, as there is a person asking the office about them. Per our resolutions, flag poles may only be attached to the house - free standing flag poles are not allowed. However, there are several flag poles in KCCA, and many of them have been approved by LARC, in spite of our resolutions disallowing them. This creates a difficult precedent going forward.

After some discussion, we decided that we would recommend to the board that the resolutions be changed to allow flag poles with LARC approval. We will work out specific recommendations to the board re: flag pole height, number and size of flags allowed, etc.

- 4) We discussed situations in which it appears that a resident may be running a business from their home that generates traffic or displays an outward appearance, in violation of [CC&Rs Article VII, Section 1](#). We will refer them to Administrator.

LARC committee meetings are the third Thursday of every month. Next scheduled meeting: May 20, 3:30pm. Any resident wishing to attend may contact chair at lmartinez@mykcca.com for more information on how to attend.