

MINUTES OF THE ARB MEETING

SAHHALI SOUTH HOMEOWNERS' ASSOCIATION

Via: Zoom Meeting April 13, 2023 @ 1:00pm

RE: Lots 3 & 4 / Lots 24 & 25

ARB Board Members Present:

Richard Boyles, Board Member & Declarant
Tony Ryan, Board Member
Boyce Heidenreich, Board Member

Homeowners Present:

Katherine Hammack, Lots 4 & 44 – Note: Kathrine will represent Paine lot #3.
Heidi Heidenreich, Lot 7
Mike & Janice Shainsky, Lots 24 & 25
Peter & Stephanie Sammons, Lot 29

Additional attendance:

Dustin Capri - Capri Architecture
Mike Riddle - Mike Riddle Construction
Patti Lundeen - Secretary

*Regrets: Brenda Freshman was unable to join the meeting via zoom link.

Richard Boyles opened the meeting at 1:18pm and began with a recap of the items to discuss. Mr. Boyles opened the meeting up to each applicant in the order of the Agenda. Community comments will follow each presentation. Mr. Boyles has reviewed the applications pending with the ARB, and the applications are attached to these minutes.

The application for lots 3 & 4 makes the following requests:

Katherine Hammack provided an overview of her application. Hammack and Paine have combined two of the pre-designed townhomes into one envelope.

Lot #3 (Paine) is the "Pacifica" design, right side, townhome is the side that is a one level, two (2) bed two(2) bath townhome. Russ and Carol Paine listened to Heidi Heidenreich comments about the "Pacifica" design that she owns, she cannot access her entire lower level and it is only accessible from the outside and she wishes she could use it for storage from the inside of her home. Mike Riddle Construction designed the "Pacifica" to have an interior set of stairs to access this space. The lower space will be wired and plumbed for the possibility of future completion or remodel that would go through the ARB approval process. This home will be a propane use home.

Lot #4 (Hammack) is the "Surfview" design, left side, two level design with the Master bedroom/ LR/ D/R and kitchen on the first floor, and the lower level is second floor and two (2) bedrooms and an open space. The lower bedrooms have been designed with windows. The deck railings will be Trex decking/wire railings. The lower-level decks plans show railings but Hammack is decks some in at grade and not to have railings. This home will be an electric use home.

The homes are staggered on the lots to fit the lots appropriately. Both homes will be wired for Solar power, no plans to use. Wired for electric vehicles, storm shutters will be installed.

Community comments: None.

ARB questions/comments:

- 1) How close is the home on lot #4 on that one corner?

For lot #4 (Hammack side), the shortest distance on the front is 22.37ft.

For lot #3 (Paine side), no measurements were listed on plans) but it aligns with the street the angle of the lots and dealing with a parallelogram.

2) Are the garage sizes deep enough for a vehicle? Are water heaters & furnaces in the garages?

Size of the garage: 19ft.6in deep x 15 ft. wide.

No furnace in the garage, located in a closet in the home, and the water heater is in the corner of the garage vs the middle of the garage? This provides ample room to move in the garage and accommodate the vehicle.

Note: Average size of a vehicle is: 14.7 feet long.

3) Are you planning to use solar panels?

Both townhomes to be built to code, and it is a requirement to have them wired for solar panels. No plans to install.

4) What is the use for the fireplaces on each town home?

Lot #3 (Paine) will use propane.

Lot #4 (Hammack) will use electric.

5) Site plan - How will the storm water be disposed of? Please confirm that the plan is to utilize the storm system located on Thalassa St.

Confirmation of a ditch on the southern side of townhomes lot on 9 & 10 that directs the stormwater to the community system. The preference for stormwater is to be piped into the community system.

6) On grade patios – lower decks are shown with railings. He does not have any reservations with this approach. Does the ARB want to approve an alternative to what is shown in the plans or require a subsequent submittal if that change takes place?

Mr. Boyles: Asked Hammack (lot #4) if approving an alternative plan is acceptable?

Hammack: Absolutely and confirms that the upper/lower patios are the same size.

Mr. Boyles moves to a conditional approval with the following conditions to the application:

- 1) Fireplaces: to be electric or propane.
- 2) Alternative plan to the lower decks will be allowed and the alternate is an at grade level of the same size as the proposed decks with no railing.

Tony and Boyce: Approve.

ARB has moved to conditionally approved the proposal for lots 3 & 4.

Mr. Boyles congratulated Katherine Hammack for the presentation for the approval of lots #3 and #4.

The application for lot 24/25 makes the following requests:

Janice Shainsky: It all began with a background of visiting Neskowin since she was a child. When COVID occurred, they rented the home next to Heidi (#lot 8) and love the neighborhood and here they are 3 years later and are excited to get to this stage to present our new home.

Mike Shainsky: It was an arduous process to get the decision, then deciding what lots that are available within the community. As a result, we paired Dustin Capri - Capri Architecture and Mike Riddle - Mike Riddle Construction. Mike and Janice will have Dustin present the application on their behalf.

Dustin:

Mike and Janice have a desire for a very modern home.

I was a part of lot #40/41 presentation which resulted in providing encouraging information from the community has they have opened up for different styles, more contemporary designs, just not as contemporary as lot #40/41 was presented.

Together we worked hard to create an elegant solution that is not too contemporary or modern and fits in with the coastal appeal of the community.

There is a daylight basement to the west. The street level will appear as a one-level. Exterior product to be used is "Woodtones". It is a composite, similar to hardy board and is prefinished and textured. The shingles provision is a blue, lighter blue and green accent. These colors were pulled from photographs from being on site. The goal was to pull natural tones into the siding colors.

Main floor: Main living area and Master bedroom.

Second floor: Junior suite for guests and a second guest bedroom, and exercise room.

Community comments:

Katherine Hammack lot #4 & #44

Love the home, it is a beautiful design. It will look great in the community; she has no concerns on the construction application.

I would like to go to the landscape plan: She noticed on the plans that you are going to put into a path to the established "Blue Heron Trail" and she does not believe it is in the best interests of Mike and Janice because it would be trafficked by many visitors that use the Blue Heron Trail.

Tony: He does not believe it would be allowed to develop on the common area which is native.

Richard: Agrees and acknowledges that Mike and Janice are prepared to accept to eliminate the path in their application.

Tony: ARB & lot 10

There are 14 luminaire lights, he assumes they are low wattage but there are 14 of them. Just a comment.

Landscape, boulder firepit: It appears to be a wood burning firepit.

Dustin: Confirms that the firepit is a propane firepit and it will have a cover on it when not in use.

Setback condition: The eave on the front of the garage does not meet the requirement, can it be adjusted to meet the setback condition?

Dustin: This is a reasonable condition to request to bring it back to five (5) feet.

Heidi lot #7:

I really love this home, it is gorgeous. Question: You have 4,000sq. feet of shredded hemlock mulch, when it rains it will not last. Katie @ Coyote Gardens would answer this question best. Mike Riddle expresses that the mulch is to support the new plants to get established and the mulch will not be a feature. It would be a maintenance item from time to time.

Katherine Hammack lot #4 & #44: The other point is the wildlife, deer and elk will get aerated, fertilized redistribute your landscape from time to time.

Richard: Is the mulch intended to be a permanent feature or a temporary feature to help stabilize soils that have been disturbed during construction process?

Dustin: He supports Mikes response that the plantings are going to be the dominating feature within those spaces.

Richard: Thank you.

Mike Shainsky: This is our preference as well.

Richard: There has been discussion about the % of shakes and whether that % has been met? Are we at a point where that % is clear?

Dustin: Apologizes for the clerical error and the revised plans are 25.9% for the east side and 33.9% for the west side.

Richard: Thank you.

Boyce: I have a few questions.

1) Propane tank, is it going to be below ground and screened, does that mean it is going to below ground level of Proposal Point Drive or sinking the tank into the underground?

The goal is to sink the tank underground, a buried tank and all you would see is the top of the tank, and the top of the tank will be screened with landscaping. See "site plan" page, by lot #24. The tank is more than 10 ft. from the setback and will not be visible from the road. It is located down below the garage, and it will not be visible. The tank location will be serviceable for the propane company.

2) My next question is about drainage, I went to David Wright's report, he talks about, if possible, have downspout drains flow into the community system which appears to go uphill to Proposal Point Dr. Is that the plan? I also have a question about a diffuser.

Refer to the aerial photo of the roofs on the renderings.

The majority of the roofs slope back to the street, we have the catch basin and that system, we want to pull as much water as we can back to the community system at the street. The only roofs that are not going to be able to be gravity feed are near the blue siding in that roof coming down, and a small portion of the middle roof where it break and it is coming down. For the small portion of the middle roof, a small diffusion line over a good length of pipe that will be integrated over into the landscape.

Diffusion line detail: A-2-1 drawing.

The water from the home will be hard piped into the inlet of the catch basin, not to be seen visually.

About 80% of the water will go into the community storm drain. 20% will go through the diffusion line.

3) What material will be used on the decking, and can you explain the metal structure around the sliding door from the living room?

Trex Transcend decking, Color: Island Mist

They are sun and privacy shades. Blocking sunlight as it comes in and provides privacy from the immediate houses adjacent.

Marine grade aluminum, welded and powder coated, bolting into the deck structure.

4) It indicates on the lighting that you are going to have concealed strip lighting on the front of the garage.

Please refer to the rendering of the street, front of the garage, near the house numbers. Yes, there is a small trim piece that will provide a glow over the house numbers.

East side of the garage that projects up/down lighting. The lights are low profile, the up light has a 24-inch eave that covers the up light.

5) Where is the Step system located?

It is located at the southern portion of the lot, page 78.

New Specifications for the alarm device/button: The alarm will be placed on the side of the home that would be on the side that is closest to the Step System for that home.

Mike & Janice Shainsky ask if there would be any objections for the concealed strip lighting to be carried across the width of the garage.

No objections.

Mr. Boyles moves to a conditional approval with the following conditions to the application:

- 1) Revised plan for the shakes % meets the criteria.
- 2) Fireplace and firepit: Not to be wood burning.
- 3) Lot trail on the plans will not to be constructed.
- 4) The front overhang eave will be modified so that it does not extend more than five (5) ft. in front of the house.
- 5) Decking material to be used: Trex Transcend decking, Color: Island Mist
- 6) Discretion to re-locate the Step System Alarm button to not be on the front of the home.

Tony and Boyce: Approve.

ARB has moved to conditionally approved the proposal for lots 24 & 25.

Mr. Boyles congratulated Mike and Janice Shainsky, lot #24/#25.

Meeting adjourned at 2:18 pm

Respectfully submitted:



Patti Lundeen, Secretary