

# **APPROVED**

## **Environmental Control Committee Meeting Minutes April 5, 2024**

- I. **In Attendance:** Brent Bennett – Vice-Chair, Ron Freeman, Andrea Schoening, Andrea Parks - Members / Carolyn Gilbert - Board Liaison / Joe Ladin, Kay Chilano - Staff
- II. **Absent** – Mike Joseph
- III. **Guests** – Finn Myggen
- IV **Meeting called to order at 2:05 PM**
- V **Review and approval of plans**
  - a) Chimay Enterprises LLC – 3507-175 – 2340 Overlook Ct – Front Door Landing  
Motion by Ron Freeman to approve a variance with letters sent to surrounding homeowners within 300 feet, to be able to encroach two feet into the side setback for the purpose of adding a landing to the front door, 2<sup>nd</sup> by Andrea Schoening - Unanimous
  - b) Gal – 3508-613 – 1217 Bernina Dr – Approval of Stain color  
Motion by Ron Freeman to approve as submitted, 2<sup>nd</sup> by Andrea Parks – Unanimous
  - c) Urban Resources, LLC – 3402-387 - 2228 Freeman Dr – Deck  
Motion by Ron Freeman to approve as submitted. 2<sup>nd</sup> by Andrea Parks – Unanimous
  - d) Sickafoose – 3402-380 – 2112 Birchwood Way – Solar  
Motion by Ron Freeman to approve as submitted, 2<sup>nd</sup> by Andrea Schoening – Unanimous
- VI **New Business**
  - e) Joe Ladin, EC Officer, reported on minor projects approved. 2 fences, 0 sheds, 3 tree permits.
  - f) The ECC discussed “For Sale” signs on vehicles sitting on properties. This was not permitted prior to 2022, then at some point, it was added to the EC Code that one vehicle per lot could have a for sale sign on it. The ECC feels that this action is not conducive to the PMC community and could possibly

# **APPROVED**

open it up to a lot more of these happenings. They also feel that the last sentence in the rule, 21.22G-Signs, which states, "Other signs: all other signs are not permitted unless approved in writing by the ECC. ~~Vehicles for sale signs is limited to one (1) per lot~~", should be removed.

- g) Article 21.26 Unimproved Lots.**  
Motion to approve Article 21.26 – No buildings, fences, vehicles are permitted on unimproved lots.
  
- h) Cottage Industries EC Code 21.31A states, "No gainful occupation, profession or trade shall be maintained on any lot or in any structure on any lot without the prior approval of the ECC."**  
The ECC feels that the code should say, "without the prior approval of the ECC and/or the ECO," after which it would be forwarded to the board of directors for their final approval or denial.
  
- i) The final discussion was regarding CINC and the request to review the projects via the CINC process. The ECC feels very strongly that meetings held "online" do not work with our Association, as most of the projects that require answers to questions, are discussed with the homeowners at the meetings and, the EC meetings are open to the public as required by the CC&Rs.**
  
- j) A question was brought to the attention of the ECC by Finn Myggen that PMCPOA should be listed as additionally insured on the homeowner's policies if installing EV chargers at their homes. The ECC decided that the decision is beyond the scope of the ECC and that Finn Myggen should present this to the board.**

## **VII Old Business – None**

### **Approval of Minutes of April 5 , 2024**

Minutes approved by email on April 8, 2024

By: Ron Freeman, Brent Bennett, Andrea Parks

## **VIII Meeting adjourned at 3:25 PM**

**Motion:** By Ron Freeman 2<sup>nd</sup> By Brent Bennett

Environmental Control Committee  
Meeting Agenda  
April 5, 2024

**I. Attendance**

**II. Call to Order**

**III. Review & Approval of Plans**

	NAME	TRACT #	ADDRESS	PROJECT
1	Urban Resources LLC	3402-387	2228 Freeman Dr	Deck
2	Chimay Enterprise LLC	3507-175	2340 Overlook Ct	Front Door Landing
3	Sickafoose	3402-380	2112 Birchwood Way	Solar
4				
5				

**IV. New Business**

1	Joe Ladin		Minor projects report	3 Tree Permits 0 Sheds 2 Fences
2	Gal	3508-613	1217 Bernina Dr	Semi-transparent color
3	Joe Ladin			Vehicle for Sale
4	Joe Ladin			EC Code 21.26 - building on vacant lots
5	Joe Ladin			Insuring Electric Vehicle Charging Stations
6	Joe Ladin			Editing Cottage Industry CC&R and EC Code 21.31B
7	Joe Ladin			ACC Road Map - CINC

**V. Old Business**

1				
2				
3				
4				