

# **APROVED**

## **Environmental Control Committee Meeting Minutes October 11, 2023**

- I. **In Attendance:** Brent Benett – Vice-Chair, Ron Freeman, Andrea Schoening, Andrea Parks - Members / Carolyn Gilbert - Board Liaison / Joe Ladin– Staff
- II. **Absent:** Mike Joseph
- III. **Guests:** Kurt East, Artyom Torosyan, Paul Mobley, Ian Sawrey, George Ghaby, Russ Rogers

- I. **Meeting called to order at 2:00 PM**

- II. **Review and approval of plans**

- a) Torosyan – 3507-445 – 14821 Ward Dr – Solar  
ECC has concerns regarding the angle of the solar panels causing reflection from the sun onto the residence behind and above on the hill behind where the panels are installed. However, the ECC also realized that since the sun continues to move, and if the panels cause a reflection, it will only last a few minutes.  
Motion to approve as submitted by Ron Freeman, 2<sup>nd</sup> by Andrea Schoening – Unanimous\
- b) Cushnyr – 3567-005 – 14717 Voltaire Dr – Solar  
This project is to add eight (8) new solar panels to the existing previously approved solar project.  
Motion to approve as submitted by Ron Freeman, 2<sup>nd</sup> by Andrea Schoening – Unanimous
- c) Grigorian – 3508-580 – 1800 Bernina Dr – Enclose existing port to create a garage.  
Motion to approve as submitted by Ron Freeman, 2<sup>nd</sup> by Andrea Schoening – Unanimous
- d) Kelly – 3402-358 – 2401 Freeman Dr – Carport  
Motion to approve as submitted by Ron Freeman, 2<sup>nd</sup> by Andrea Parks – Unanimous
- e) Stone – 3402-078 – 2312 Cedarwood Dr – Pergola  
Motion to approve as submitted by Ron Freeman, 2<sup>nd</sup> by Andrea Parks – Unanimous

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- f) Gandle – 3507-337 – 15400 Nesthorn Way – Trailer placement  
This member had previously applied for and was approved to build a home but had not completed the form to place a trailer on the lot while building. This is a request to follow up with that form to place the trailer.  
Motion to approve as submitted by Ron Freeman, 2<sup>nd</sup> by Andrea Parks – Unanimous

### III. New Business

- a) Joe Ladin, EC Officer, reported on minor projects approved. 0 fences, 0 sheds, 12 trees
- b) Discussion regarding Spotted Knapweed and Yellow Star Thistle trying to come up with a solution to eradicate,
- c) Members with concerns regarding our “Dark Skies”, that aren’t, and what can be done to convince members to turn off lights at night or at least keep the lights at a minimum amount of luminance.

### Old Business

- a) Lucewich – 3507-151 – 2328 Woodland Dr – Eight-foot gate for RV  
The ECC feels that the members have circumvented the committee and continued with the 8-foot gate project using unacceptable materials including lattice and plastic strands of ivy threaded throughout the lattice, that are not within the aesthetics of PMC, all without approval. This project has been submitted and denied several times. There are other choices for compliance that they refuse to make, such as covering the RV as described in the EC Code 7.22 or building an enclosure, not to mention the precedence it would set for the community.  
Motion is to deny this project by Ron Freeman, 2<sup>nd</sup> by Andrea Parks – Unanimous
- b) Cottage Industries  
Sawrey – 3507-229 – 15912 MPH – Mountain Beariers, LLC  
Ghaby – 3508-045 – 2308 Fernwood Dr – Bear Barrier  
Butler – 3567-290 – 13612 Madera Pl – Bear Secure  
Notes discussed regarding materials and installation of these products are applicable to all three applications. The ECC reviewed the proposed cottage industries, especially in relation to their effect on their neighbors and community. It was

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determined that the effects would be negligible. The determination as to whether the product produced by these cottage industries is not in the ECC's purvue. Please find additional materials regarding liability and safety issues attached to the applications.

Motion to approve all three cottage industries by Ron Freeman,  
2<sup>nd</sup> by Andrea Parks - Unanimous

## **IV. Approval of Minutes of - September 1, 2023**

Minutes approved by email on September 1, 2023

By Mike Joseph, Brent Bennett, Andrea parks

## **V. Meeting adjourned at 4:20 PM**

**Motion by: Brent Bennett**

**2<sup>nd</sup> by Ron Freeman**