

## OCHL-12 HOMEOWNER'S ASSOCIATION

### ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES

ACC OFFICERS: Tom Deacon, Chair, David Baker, Secretary, Chazz Kawabori, Mike Richardson, Charles Desilets, Members, Lisa Richardson, Tom Black, Yonghun An (James), Resource Members, Al Prescott, Resource Member (Windward Bluff)

December 5, 2017 Meeting

Attendees: Tom Deacon, Mike Richardson, Charles Desilets, David Baker, Al Prescott, Phil Falk

1. Deacon called the meeting to order at 6:00 PM in the small meeting room at Mukilteo City Hall. A quorum of (4) was present.
2. The November 7, 2017 minutes were approved by voice vote on motions by Richardson and Prescott.
3. View Protection/Stormwater Management-Kawabori/Deacon/Desilets/Baker: Deacon reviewed the current status of our efforts with Oki Golf to resolve stormwater runoff issues along the 10th fairway affecting homeowners on 59 Ave and Preswick Lane. A recap of our meeting with Mukilteo City Public works Staff available upon request, not able to attach. Deacon followed up with Jennifer Adams on 12/04. She had sent not letter to Oki but would this week. Deacon to follow up with her next week. There was some discussion of next steps if no positive action from Oki. Possible action includes a another letter from our attorney. If another letter from our attorney is sent, Richardson felt the view protection of trees blocking views should be included.
4. Roofs, Additions and Paint - Baker: No new applications.
5. Home Maintenance - Desilets: Desilets advised the coach light issues are down to eleven, mainly burnt out bulbs. The sunken driveway on 59th unresolved as no response from the homeowner. The issue of some neighborhood mailbox clusters being in poor condition, mainly roofing, was discussed. It was decided that in addition to personal contact with the homeowners, this topic would be included in our Spring Clean-up Letter to all homeowners.
6. Open Space - Richardson/Baker: (a) They reported that O'Brien had reinforced the one bank at the middle trail above the upper bridge with large rock and added additional large rock at the curve below the the lower bridge. This additional work at no cost to the Association. (b) Seascape has been asked to bid on phase two and three of the Stormwater Project as required by our by-laws. (c) Deacon, Baker and Hutton had met with SeaScape to review the Bio Pond clean-up contract as it had been noted that heavier growth this last year had been an issue when only cleaned out twice this last year. SeaScape agreed that a more frequent clean up would be better for them. They agreed to a minimum of three or more at their choice and since it would make for a faster operation they would keep the quote the same. (d) Prescott advised that they had received payment from us on the outstanding invoice. (e) Bayview Park playground equipment being in disrepair. Preliminary investigation by Richardson indicates a minimum of \$30,000 to replace, possibly much higher. It was decided to do further investigation on refurbishing in lieu of replacing.
7. ACC Budget Preparation - Deacon: Deacon had prepared a preliminary list of the anticipated expenses related to (1) Landscaping and (2) Open Space. He noted the landscaping items were relatively easy to budget for as were generally multi year contracts. He asked if a few members would volunteer to put together a proposed budget for Open Space items, including phase two and three of the Stormwater Project, the Bayview Park playground equipment replacement or refurbishing, anticipated tree cutting, ongoing trail maintenance, etc. Hutton, Baker and Richardson will meet Sunday to put a preliminary budget plan together for Deacon's subsequent review. When completed this will be presented to the Board possibly in a special session prior to our January Board and Annual Meeting.
8. Meeting adjourned at 7:27 PM.
9. Submitted by David Baker