

## OCHL 1 12 HOMEOWNER'S ASSOCIATION

### ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES

ACC OFFICERS: Tom Deacon, Chair, David Baker, Secretary, Chazz Kawabori, Mike Richardson, Members, Dennis Hutton, Lisa Richardson, Tom Black, Resource Members, Jim Godwin, Resource Member, (Windward Bluff)

February 7, 2017 Meeting

Attendees: Tom Deacon, Mike Richardson, Chazz Kawabori, Dennis Hutton, Phil Falk, Charley Desilets, Dave Baker, Jim Godwin

1. Meeting called to order by Deacon at 6:00 PM in the small meeting room at the Mukilteo City Hall. quorum (5) was present.
2. January 3, 2017 minutes were approved, motions by Richardson and Kawabori.
3. Deacon advised that we had two individuals interested in volunteering for ACC positions. Charles Desilets had earlier in the day met with Deacon, Baker and McCredie to get an understanding of the duties of the ACC and the Board, a recent history of issues/activities and what was seen as the priorities for the new year. Similarly, Deacon had earlier in the week met with Yonghun An (James), who expressed an interest in volunteering as an ACC Resource Member. Charley Desilets was present and did say he would accept an ACC Member position. A motion by Baker, seconded by Richardson to recommend both Charley Desilets and Yonghun An for Member and Resource Member respectively, was approved.
4. Deacon reviewed last year's committee assignments, Kawabori - View Protection, Baker - Roofs & Additions, Richardson - Open Space & Trails, Kim - Lighting, asking if each person would continue with their assignments with the exception of that for an interim period Hutton would take the lead on entrance lighting issues. All agreed. It should be noted that Hutton will be Resource Member for the balance of this year.
5. Committee Reports:
  - (1) View Protection - Kawabori: (a) Kawabori updated everyone on the upcoming meeting with Caleb Krause, Harbour Pointe Golf Club, confirming meeting time/date/location, Board/ACC participants, and the various homeowner's who will be present. Hutton to bring ribbon to mark the trees that are desired to be trimmed/removed to restore the views of homeowner's fronting the 10th fairway. (b) Deacon asked Kawabori if he would set up a meeting with Rob Townsend to discuss and possibly resolve their view complaint. Kawabori agreed. (c) Baker pointed out there was still an outstanding view issue from homeowners at 6305 St Andrews Drive, which involves a large Cottonwood next to the pond on lower St Andrews Drive, which has grown to the point that when leafed out it substantially blocks their view of the Sound. Hutton agreed to work with his contact at the city to get their permission to remove this Cottonwood and several other large Alders in that same location. (d) Deacon advised that the rental manager for the property at 6015 St Andrews Drive has contracted for painted the house when the weather permits and advised that the railing on the East side has been repaired and will be painted at the same time as the house. A new roof at this location is now complete.
  - (2) Roofs & Additions - Baker: Baker advised no current roof applications. Falk brought up the complaints strongly voiced by the majority of those attending the recent AGM meeting that the approval of the "pink" roof recently installed on 59th Ave W., was a mistake, that the color was not as described in our covenants as blending in with the general neighborhood scheme and that in the future we had to require larger samples of the material and color to assure the covenants are properly followed.
  - (3) Home Maintenance - Deacon: (a) 12002 Clubhouse Lane issue of peeling paint. A courtesy letter had been sent to this homeowner. They have responded that they will paint in the Spring

when weather permits. (b) With Spring around the corner Deacon would like to start identifying homes/addresses that are in need of yard and/or home maintenance as our covenants require and (c) as we committed at the Annual General Membership meeting, identifying homes where coach lights are not in working order. The plan is to communicate with those homeowners that overall neighborhood safety is enhanced when our streets are lighted, providing advice as to steps to take to repair and assistance if necessary.

(4) Open Space & Trails - Richardson: (a) It was noted that the trail upgrade by Seascope has started with gravel being added to the trails last week. (b) Richardson recapped recent steps taken to reduce the amount of storm water runoff flowing into the lower swale and future plans to find longterm solutions to that issue. (c) the meadow area still in need of a program to reduce the growth of blackberries and he will continue to try to contact parties that offer goats as a means to eliminate or cutback the blackberries. (d) No response to date from Morris Agency or One Club House Lane South on the joint maintenance agreement on the One Club House Lane entrance. Deacon suggested a registered letter advising both these parties that effective March 1st we will be responsible for the north side and center islands, billing back to them a pro-rated water and electricity cost. A motion by Baker, seconded by Richardson that Deacon draft a letter as he suggested for Board approval and signature by Falk. This was approved. Deacon to work with Premiere for a quote on the additional work to be added to their approved two year contract. (e) West East Park irrigation upgrade. Hutton advises Sea Scape came in at \$1,780 and Premiere at \$1,920. Hutton and Baker preferred the Premiere plan. Baker made a motion to recommend to the Board that we accept the Premiere plan, seconded by Deacon, passed by voice vote. Hutton advised that Premiere recommended the lower entrance at 116th St be upgraded. Deacon to get a bid on this.

(5) Entrance & Lighting: (a) It was noted that we continue to have issues with expensive LED lights burning out at both entrances off Harbour Pointe Blvd, likely as a result of bad wiring. This has been an issue for years, as a result of many attempts by our volunteers to try various fixes. Deacon suggested that we hire an electrical firm to come in for the purpose of identifying the causes and recommending solutions to this continuing problem. A motion by Baker, seconded by Deacon, that we recommend to the Board an allocation of up to \$500 for the hiring of an electrical firm per Deacon's suggestion, was passed. Hutton volunteered to take the lead on this project if authorized by the Board. (b) We continue to lose arborvitae at the golf tunnel area off the One Club House Lane entrance. This due to lack of water. Premiere had bid \$600 to extend a water line to that area. Deacon made a motion that we take out the remaining arborvitae, put in a white picket type fence and plant low growing low water type plants. This was seconded by Baker and passed by voice vote. This to be presented to the Board for their approval. (c) Hutton had photos of the Clubhouse north side entrance four years ago that did show the crack in the marble suggesting that it should be checked and repaired if necessary. Deacon will check it out.

6. Meeting adjourned at 6:57 PM
7. Submitted by Dave Baker