

OCHL - 12 HOMEOWNER'S ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES

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

January 3, 2017 Meeting

Attendees: Dennis Hutton, Mike Richardson, Tom Deacon, Chazz Kawabori, David Baker, Phil Falk, Jim Godwin, Michael Bennett (homeowner)

1. Meeting called to order by Hutton at 6:00 PM in the small meeting room at the Mukilteo City Hall. A quorum (5) was present.
2. December minutes were approved on motions by Richardson/Deacon.
3. View Protection: Kawabori
 - (a) The Oki Group did respond to our registered letter with Glen Hirai advising that Caleb Krause, General Manager, will be the contact person on view protection issue on the 13th fairway. Kawabori will arrange a meeting with Krause. Tom Deacon to attend. Kawabori wants to add to the current issue with the 13th fairway, the issue of flooding off the 10th fairway that was a topic of several communications with Oki (Glen Hirai) two years ago. Hirai at that time committed to meeting with the affected homeowners along with an Oki engineer. That meeting never took place and we never did hear back from Hirai.
 - (b) 6015 St Andrews Drive view and lot maintenance complaint. Rental Properties NW were to attend to furnish a schedule of a roof replacement, complete house painting, shed removal, garage doors replacement and a railing repair/painting. This in addition to general property cleanup. The ACC had previously requested via a registered letter these commitments in order to delay our implementing fines per our covenants. Deacon advises that the representative of Rental Properties NW could not attend due to illness. They did email that the owners have agreed to a new roof and painting the house. These contracts being currently arranged. They also committed to repairing a walkway railing on the East side of the home. They did question the necessity of replacing the garage doors and removing the shed, asking if both items could be repainted instead. It was decided that Deacon would respond, asking for copies of the signed contracts for the roof replacement and house painting with scheduled start times, weather permitting with the understanding that if these items were not completed as scheduled the ACC would then impose the fines back to our initial January deadline. He would further advise them that painting of the garage doors and the shed were acceptable to us.
 - (c) Baker was to arrange a meeting with Rob Townsend where we could again review his view complaint from his perspective to determine if the view had been restored within the 25% requirement. Baker advised he had not yet set up a meeting.
4. Roof and Additions: Baker
 - (a) No new roofs or additions applications received or noted in the neighborhood to be in progress.
5. Home Maintenance: Deacon
 - (a) Deacon advises a courtesy letter had been sent to 12002 Club House Lane on December 30, 2016, advising the owners of needed painting and other maintenance items found to be in violation of our covenants.
6. Open Space & Trails: Richardson
 - (a) The Trail Upgrade bids were reviewed and it was decided to recommend to the Board that SeaScape NW be awarded this contract based on their lower bid and detailed plan on upgrading the trails. Motion by Baker, seconded by Richardson, passed by unanimous vote.
 - (b) The contract for maintenance of the swales and pond is still out for bid.
 - (c) It was noted that a bridge built in the green space next to St Andrews Drive without permission has been removed.

- (d) Our 2017-2018 recently awarded Landscape Maintenance agreement does not include the One Club House Lane entrance as in the past due to a previous inquiry by One Club House Lane South's that one or the other of our HOA's be responsible for both sides. We had decided to let South take over the ongoing maintenance on a permanent basis rather than the previous arrangement where each HOA did the work on an alternating two year basis. Our attempts to communicate with South to finalized this agreement has gone unanswered. It was decided that Hutton would now send a registered letter outlining the issue and asking for a meeting to both the Morris Agency and South HOA.
- (e) The ACC is to arrange a meeting with Premiere to outline requirement for an upgrade bid on replacing irrigation controllers and adding new lines in our parks on St. Andrews Drive. Hutton to set up meeting.
- 6. Entrance & Lighting: Hutton
 - (a) Baker/Hutton still waiting for contact information from NW Sign for a party to repair a crack in the marble signage at the North side of One Club House Lane. Baker to follow up with NW Sign.
- 7. New Business
 - (a) Baker asked for authority to pay up to \$300 to Clean Water Technologies for their representative to travel from Maple Valley to Mukilteo in order to look over our storm water runoff facilities for the purpose of estimating the cost of a study to determine options for a more permanent solution to the recent flooding of homes on St. Andrews Drive. A motion by Deacon, seconded by Richardson to approve this request and send on the the Board was passed.
- 8. Meeting was adjourned at 6:50 PM.
- 9. Submitted by Dave Baker