

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)

July 5, 2017 Meeting

Attendees: Tom Deacon, Dennis Hutton, Chazz Kawabori, Mike Richardson, Charles Disilets, David Baker, Al Prescott

1. Meeting called to order by Deacon at 6:00 PM at the Deacon residence. A quorum (5) was present.
2. The June 6, 2017 minutes were approved by voice vote on motions by Desilets and Kawabori.
3. View Protection - Kawabori. (a) Pursuant to a Board approved action, Deacon had drafted and circulated a proposed letter to our attorney, Kevin Britt, outlining the issues with the Oki Golf Organization of trees blocking protected views off the 17th fairway and storm water drainage off the 10th fairway, the timeline history, paper trail, photos, etc., that we had no meaningful response from the Oki Group to date, asking the attorney for his advice/next steps. Deacon estimated the cost of the legal work between \$750 to \$1,500. Motions by Baker/Kawabori that we recommend to the Board that turning this issue over to our attorney be approved along with the estimated cost, was approved by voice vote. (b) Cottonwood tree in vicinity of our Bio-Pond update. Hutton reported that the City (Linda Ritter) explained the process in getting this otherwise healthy tree removed required a letter from a certified arborist justifying the cutting of the tree into a twenty foot habitat tree. This account the tree is located in a wetland. She also recommended we prepare a Wetlands Mitigation Plan, which if accepted by the City could help in future requests of this nature. Baker reported one certified arborist had quoted \$600 for preparing this letter and that this was their normal charge per tree. Deacon and Baker had discussed this issue with Karl Almgren, another city contact, who asked us to submit an email outlining our concerns and that he would take the issue before a "working group" that was to meet the week of July 10th. It was decided that Baker would draft the email including a basic outline of a "Wetlands Mitigation Plan", per Karl Almgren's request.
4. Roofs, Additions and Paint - Baker. (a) Baker advised five new roof applications and one paint application received and approved since our last meeting. (b) Front fence issue on home lower St Andrews Drive. No response to two emails asking the homeowners to comply with their previous agreement by removing the front section of the fence. Deacon to send a registered letter inviting them to come to our next meeting to explain/justify their actions before we take any further action. (c) a new front window installed at a home on 59th Ave visibly deviates in style from the other windows at this home. It is or could be considered an exterior change requiring approval from the ACC. This was tabled for further discussion. (d) Deck currently being built at 6015 Bayview Drive, the months late application incomplete and the homeowner is again ignoring request to provide the information and proof a city permit has been obtained. Baker to draft a formal letter for review. (d) The email to all homeowners reminding them of the covenants covering exterior changes to their properties has been sent. A second letter intended as a "New Neighbor Welcome Letter" has been approved and we are waiting for a list of homeowners new to the neighborhood in 2017. Kunthara to provide this list to Deacon as soon as possible. In addition to welcoming them to the neighborhood, this letter is intended to inform our new neighbors of their responsibilities as a member of our HOA. There is concern that in the buying process the realtors involved are not always fully explaining the purpose/benefits of the HOA and the homeowner's responsibilities as a member of the HOA.
5. Home Maintenance - Desilets. (a) Desilets reviewed status of the coach light project, 31 letters sent, several responses where our mailing list was out of date in terms of reaching owners who had sold their homes months ago, but some feedback on lights being fixed and/or installed. Desilets will do another walking survey shortly to determine results. (b) The owners at 12002 have furnished an application for a new roof, which has been approved, and advise they will be repainting within a

- month. (c) The Blue Spruce on 59th has been removed, complaint resolved. (d) The damaged driveway on 59th still an issue. Desilets to contact the owner to determine schedule for repair.
6. Open Space - Richardson. (a) Culvert and stream bed reinforcement at the middle trail area has basically stalled for the most part as a volunteer project, due primarily to getting the stream sides dug out at the angle necessary to rock face properly, and in addition, we have learned that the size of rock needed is much too heavy to move by hand. On the premise that a lot of material has been removed and the project downsized, we will get a revised quote from SeaScape and a new quote from Bill O'Brien Trucking and Earthworks to finish the project. It was determined that the section below the trail can be completed by volunteers. (b) Deacon to send a note to SeaScape to go ahead with spraying the Yellow Archangel infestation behind the Kim home on St Andrews Drive, coordinating with the Kim's. (c) Deacon to check with Joan Harrison to make sure the entrance monument irrigation is working properly. (d) The dead arborvitae at the One Club House Lane entrance has been removed. New replacement trees pending. (e) The lighting repair at the upper St Andrews entrance has been completed by Hutton.
 7. Other Business - All. (a) It was decided that the August meeting will be held the second Tuesday, August 8th., in lieu of the first Tuesday due to the unavailability of a quorum. Baker is check availability of the city meeting room and/or arrange an alternate venue. (b) We are in receipt of a invoice from Windward Bluff covering various maintenance items, one of which is in dispute as far as it being a capitol expense or a normal maintenance item. We will have further discussions with Windward Bluff in relation to this one item.
 8. Meeting adjourned at 7:40 PM.
 9. Submitted by David Baker