

OCHL - 12 HOMEOWNER'S ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES

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

May 2, 2017 Meeting

Attendees: Tom Deacon, Mike Richardson, Dave Baker, Al Prescott, Dennis Hutton, Charley Disilets

1. Meeting called to order by Deacon at 6:00 PM at the Baker residence. A quorum (5) was present.
2. The April 4, 2017 minutes were approved, motions by Richardson and Deacon.
3. View Protection - Kawabori. (a) Golf course update on view protection and 10th fairway drainage issues. Deacon reported Caleb Krause was invited to attend this meeting but declined. It has been two months since the committee met with Krause and the homeowner's involved and to date we have not gotten any feedback from the golf club on any concrete process being made to resolve these issues. Deacon follow up with Krause. (b) 6015 St Andrews Drive view complaint. Deacon and Baker will set up a meeting with Townsend to insure the impairments have been removed. (c) View issue with large cottonwood by the bio pond on lower St. Andrews, Hutton will again discuss with the city either removing this tree completely or topping it, as well as removing several Alders in the same general area that contributing to pond clean-up issues when their leaves drop in the Fall.
4. Roofs and Additions - Baker, (a) Three new roof applications approved, (b) 6823 St Andrews Drive new wall application conditionally approved based on rough drawings/measurements provided by the applicant and if the city approves a 3.5 to 4 foot setback from the sidewalk. Applicant to provide us with the city's approval permit prior to commencing the work, (c) Due to several recent roof replacements and a new wall going up with the homeowners not providing the proper application per our covenants it was decided a letter to our membership reminding them of the CCR's requiring an application for any new exterior projects and the fine schedule if an application is not provided. Baker to draft a letter for Deacon's review, (d) It was also discussed that when we have a new member purchasing a home within our HOA, a welcome type letter advising of our CCR's, website, etc., would be appropriate.
5. Home Maintenance - Disilets, (a) Coach lighting, Disilets advised that he completed a survey of the neighborhood identifying 29 homes where either the outside coach lights were not working or there were no coach lights. Disilets to draft a letter to those homeowners that have existing lights not working, encouraging them to take the necessary steps to fix them based on neighborhood safety/crime prevention. (b) Disilets, with the help of all ACC members, to also begin identifying homes that need obvious/significant repairs, driveway, paint, lawn maintenance for further handling.
6. Open Space - Richardson, (a) SeaScape has scheduled the pond clean-up work for May 4th., (b) Deacon advised that South had signed and returned our agreement where we will take over the maintenance of both sides of One Club House Lane entrance. South President Rochford is to contact PlantScapes for replacing the dead arborvitae, (c) Premiere had advised that the lower entrance should be upgraded. No one had any specifics. Richardson to contact Premiere for more details. (d) Water leak from fire hydrant on St Andrews Drive. Deacon to contact the Alderwood Water District to get this resolved, (e) SeaScape bid \$250 for treating the Yellow Archangel infestation behind the home at 6512 St Andrews Drive. The ACC will recommend to the Board to accept this bid per motions by Baker and Richardson which passed by voice vote, (f) Golf course tunnel small landscape area with dead Arborvitae, Deacon to contact golf course, (f) Trees overhanging sidewalk on St Andrews Drive. Deacon has contacted Premiere.
7. New Business, (a) Baker will contact SeaScape on a bridge design being used in Japanese Gulch which may be less expensive than a proposal submitted by SeaScape. (b) Prescott update on the

encroachment issue next to our trail below Windward Bluff, We had asked that the homeowner requesting a waiver to submit the request in writing. Prescott advised this has not yet been done.

8. Meeting adjourned at 7:45 PM.
9. Submitted by David Baker