

OCHL-12 HOMEOWNER'S ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES

ACC OFFICERS: Tom Deacon, Chair, David Baker, Secretary, Chazz Kawabori, Mike Richardson, Mike McMillan, Members, Lisa Richardson, Tom Black, Dennis Hutton, Dani Folsom, Al Prescott (Windward Bluff), Resource Members

June 5, 2018 Meeting

Attendees: Tom Deacon, David Baker, Chazz Kawabori, Michael McMillan, Al Prescott, Phil Falk, Dennis Hutton, Dani Folsom

1. Deacon called the meeting to order at 6:04 PM in the small meeting room at Mukilteo City Hall. A quorum (5) was present.
2. The May 1, 2018 minutes were approved on motions by Baker and McMillan.
3. Stormwater Status: Nothing new.
4. View Protection: Folsom reported that she and Baker had met with Harley, the individual who had previously surveyed the Windward Bluff property lines, to locate the boundary between the golf course and Windward Bluff, for the purpose of identifying on who's property the trees impeding views were located. The property line was located and marked, identifying ownership of the trees in question. Those trees located on the 12th and 13th fairways were prioritized in three sections for removal. The next step is for Folsom to arrange a meeting with the appropriate golf course representatives.
5. Roofs, additions & paint: (a) Baker reported that three new roofs were approved. (b) An application by a home owner on Preswick Lane for a fence fronting their property was discussed. This request as an exception to our CC&R's which state no fence can be erected beyond the front edge of the house. The request for an exception based on a safety issue where an retaining wall drops roughly five to eight feet to sidewalk level. Previously the approach to the wall edge from the home level was protected by an existing three foot boxwood hedge. A good part of the hedge died recently and was removed by the homeowner. The homeowner provided several examples of fencing to be considered. It was noted that four ACC members and two Board members had actually been on site prior to this meeting so as to get a first hand view of the issues involved in this request. After much discussion, it was decided to decline the request for a fence and recommend that the homeowner replant hedge material of such size that would achieve the same purpose as the previously removed hedge. This decision based on our CC&R's stating that there should be no fencing beyond the front edge of the home. The committee had declined a previous request within the last year, actually requiring a homeowner to take down a fence they had erected without approval. As an exception, the committee agreed that the applicant could erect a temporary fence, out of sight from the street, as any hedge work was being done. Baker to advise the applicant. (c) An application for an oversized backyard shed from a homeowner on Preswick Lane was discussed. ACC members and three Board members did a site visit previous to this discussion. It was decided to adhere to the current CC&R restrictions on size and visibility from the street, and decline this request. Deacon to advise the homeowner.
6. Home Maintenance: (a) A letter regarding annual Spring cleanup has been sent to the membership. A recent survey/walkabout identified three seriously deficient homes not meeting minimum CC&R requirements. McMillan is to prepare a letter to be sent to these homeowners. (b) A sunken driveway located on 59th Ave, has been repaired and the homeowner thanked.
7. Open Space: (a) The Bayview Park playground equipment upgrade has been completed. Next step will be to get a bid on the repair of the wall planking and then staining same. Baker has arranged for the same contractor who did the previous work to provide a bid. (b) The Mukilteo City Stop Work Order status was discussed. Deacon reported that our consultant Scott Brainard, Wetland Resources, the City representatives, Fish and Wildlife and ACC representatives, Deacon and Baker, met at the site May 23rd. The scope of the issues and next steps were discussed and agreed. The

consultant's report and mitigation plan to be presented to the City, with the City to determine if that plan will meet their requirement allowing them to recommend the issuance of needed permits.

8. New Business: (a) In relation to a previously suggested summer HOA wide picnic, Kawabori reported that his committee's recommendation would be to first add the possibility of a late summer 2019 picnic to the 2019 Annual Meeting Agenda to get initial member feedback. The thought now would be that it be held at our newly refurbished Bayview Park in late September, that the food, burgers, brats and refreshments, be furnished by the HOA by our volunteers doing the cooking, that there be an rsvp effort, etc. All this to be discussed at the next Annual Meeting. (b) Hutton reported a light damaged at the St Andrews entrance and that we consider the placement of a large rock to protect the light in the future.
9. Meeting was adjourned at 7:28 PM
10. Submitted by David Baker