

OCHL-12 HOMEOWNER'S ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES

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

November 7, 2018 Meeting

Attendees: Tom Deacon, David Baker, Chazz Kawabori, Mike Richardson, Michael McMillan, Dani Folsom, Al Prescott, Phil Falk, Dennis Hutton, Tom Jordan (homeowner)

1. Deacon called the meeting to order at 6:00 PM in the small meeting room at Mukilteo City Hall. A quorum (5) was present.
2. The October 2, 2018 minutes were approved on motions by Riichardson and Prescott.
3. View Protection: Folsom provided an update on both the golf course and Windward Bluff's tree plans. The golf course did add to their plan Folsom's recommendations and are submitting same to the owners in China. Windward Bluff's plan will be submitted to the city the first week in December. Again there was discussion about having a separate line item in next year's budget for tree work related to view protection. Folsom recommended an amount of \$8,000. There was no objection to that amount however it was pointed out our CC&R's have a very specific process for removing trees under our view protection policy and adherence to that policy will likely be more of an issue than having budgeted funds.
4. Roofs, Additions, Paint and Landscape Projects: Baker reported no new applications received.
5. Home Maintenance: No email notifications of non-compliance with lot and home maintenance CC&R's were sent out as had been anticipated. There was considerable discussion of the intent of these emails. It was generally agreed that these emails are intended to be an informal notice of non compliance, more of a courtesy notice at this point with a more formal approach next Spring. McMillan and Baker are to again conduct a drive-by of each address on the list to be notified to insure the specific of the non-compliance issues are accurately reflected.
6. Open Space: a. Bayview Park Playground - Baker reported that 60 yards of chips had been delivered on the street fronting the park on October 29 due to a miscommunication with the supplier. It had been decided at our September meeting that this purchase would be delayed until April/May of next year. A good amount of these chips were moved that day into the playground area by volunteers, however due to the large amount and the need to get them off the public street, Seascape was hired to move the remaining chips by a frontend loader. A replacement sign for the park, at a cost of \$80, is in the works. b. Mukilteo City Stop Work Order - Deacon reported that the Wetlands draft summary for the disturbed portion of the tract requiring mitigation/remediation was submitted to the City's Linda Ritter several months ago. No news at this point and no additional costs have been incurred. We are aware that the City is shorthanded in their Public Works Department and since growth is naturally occurring our feeling is to not push for their response. c. Landscape Contract Expiring - Deacon reported that the current two year contract with Premiere expires at the end of this year and that we are in the processes of securing bids for a new term. A meeting with Premiere was held in October that identified what we perceived to be shortcomings in their performance. Changes were made to our proposed new two year contract to insure better understanding and future compliance. We anticipate at least two and possibly three competing bids by mid November. d. Tree Trimming/Removal: Baker reported that the removal and/or topping of dangerous trees adjacent to home at 6512 St Andrews, approved by the City, cost \$2585. This exceeded a previously approved amount of \$1850 by the Board due our subsequently finding and removing one additional at risk tree and the topping of another.
7. Entrance Lighting: Hutton reviewed the current status of developing solutions to the dead short at our Clubhouse Lane entrance which will involve meeting with contractors on-site November 20th.
8. Meeting adjourned at 7:00 PM. 9. Minutes submitted by David Baker.

