

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

October 2, 2018 Meeting

Attendees: Tom Deacon, David Baker, Michael McMillan, Dani Folsom, Phil Falk, Dennis Hutton

1. Deacon called the meeting to order at 6:10 PM in the small meeting room at Mukilteo City Hall. A quorum (3) was present.
2. The September 2018 minutes were approved on motions by Deacon and McMillan.
3. View Protection: Folsom reviewed the golf course's proposed plan to the city covering tree and other shrubbery removal. Upon receipt of that plan, she, Deacon, Baker and Prescott walked the fairways involved noting what the golf course was planning to do and identifying additional work that could be included in the plan. Folsom subsequently included those recommendations in her reply to the golf course. It is now up to the golf course to get city approval. Reestablishing a line item budget for future tree removals related to view protection was again discussed and reaffirmed that it will be included in the 2019 budget.
4. Roofs, Additions, Paint and Landscaping: Baker advised one paint and one fence replacement application had been received in the last month with both being approved.
5. Home Maintenance: The plan to notify homeowners who were not in compliance with lot and home maintenance CC&R's was discussed. It was decided that in lieu of certified letters the committee will send emails to the homeowners specifying the nature of the non-compliance, providing a time-frame for correction. If not in compliance within the specified time, the committee will attempt a face to face visit then followed up with a certified letter if necessary. McMillan and Baker will again conduct a survey identifying homes not in compliance.
6. Open Space: (a) A new sign to replace the old faded one fronting our Bayview park was authorized at the approximate cost of \$80.00 as bid by AABCO Sign Company, Mukilteo. Baker to take the lead. (b) The mitigation/remediation plan by Wetland Resources regarding the City Stop Work Order was submitted to the city several weeks ago with no response as yet from the city. Deacon provided an update of Wetland Resources' fees up to this point, which are still within the amount that was bid by them and approved by the Board. (c) Deacon reviewed the status of our contract with Premiere covering general landscaping, irrigation repair and trail maintenance. This contract expiring end of 2018. A meeting with Premiere has been scheduled for October 4th at which time identified shortcomings will be discussed along with possible modifications to a new two year contract for a required bid process. (d) The lower pond clean out has been completed by Seascape.
7. Tree Trimming/Removal: Baker reported that several trees located in our green space or wetland adjacent to the resident at 6512 St Andrews Drive have been recognized as posing a danger to this residence by the city, who approved their removal. One very large Alder is uprooting and leaning towards this home. Other issues involved dead and partially dead trees also posing a danger to this home. Total Tree provided the lowest bid for removal which will be submitted to the Board for approval.
8. Clubhouse Lane Island Entrance: This is a traffic obstruction issue which Deacon will be handling with One Clubhouse Lane South to get their agreement to a resolution. He has been invited to participate in their next Board meeting.
9. Entrance Lighting Issues: Hutton provided an update as to what the electrician found as the problem, i.e., a dead short likely under the road itself. They are to provide possible solutions which include installing a solar system with backup battery capability.
10. Meeting adjourned at 7:10 PM
11. Submitted by David Baker