

## OCHL-12 HOMEOWNER'S ASSOCIATION

### ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES

ACC OFFICERS: Dave Baker, Chair, Dani Folsom, Secretary, Members: Mike Richardson, Dennis Hutton, Al Prescott (Windward Bluff), Michael McMillan Resource Members: Tom Deacon, Kellie Coffey, Joe Rystrom

October 1, 2019 Meeting Minutes

Attendees: Dave Baker, Dani Folsom, Michael McMillan, Dennis Hutton, Joe Rystrom, Kellie Coffey, Al Prescott

1. Meeting called to order at 6:05 pm
2. September 10, 2019 ACC Minutes are pending approval based on any changes required by ACC members.

### **3. ACC Member Assignments.**

#### (1) View Protection Golf Course –

There still has been no movement by the Golf Course to proceed with the View protection initiative approved by the City (involves trees lining the golf course next to Windward Bluff). Agreement was given for Folsom and Coffey to recruit some key view-impaired residents (including Chaz Kawabori) to meet with Tom Ormsby, the Golf Club General Manager, to see if getting these residents involved might generate the right motivation for the Golf Club to finally act on this initiative.

- #### (2) Home Maintenance and Other Community Maintenance –Baker/Hutton-Entrance lighting: Spent an hour and a half with Buchan electrician going over lighting issues at our entrances. Electrician thought our issues would be a simple fix. The controllers behind the wall are approximately 25 years old. New equipment is needed to replace these. Flower beds are currently hiding existing monument lights. Moving taller lights to the sides of the monuments with the plants in the middle should resolve this. Baker to get a bid from electrician to cover repairs and lighting improvements.

Lights are out on St. Andrews on the north side. Front of islands will get better lighting illumination by moving/replacing the lights out of the ground. Hutton is going to suppliers to get cost estimates on the involved parts. Hutton should be getting us a proposal once this is done.

South OCHL may be doing a project with lighting as well. Email to Denny from Coffey will be sent to verify where they are in their current project.

Clubhouse Lane monument upgrades: Rystrom- Email sent to ACC with bid results from three companies. Sign Pro was lowest bidder and most competent. Suggested we not power wash monuments to minimize erosion. Bids from Sign Pro to go to Board for final approval. Approval to move forward given by ACC. Coffey to notify HOA South regarding Clubhouse Lane Entrance costs.

Baker/Hutton – Resident landscape approval. Baker and Hutton met with resident to review landscape plans (fencing, deck, landscape, water feature, turf) and have agreed to approve these plans.

Baker/Hutton - Open Space: Dennis and Dave met with Linda Ritter (City) and representative from Fish and Game on-site. Due to significant growth in this area and in the channel itself it is different than it was a couple of years ago. Based on the group discussion, this initiative might be wrapped up

by the end of the year. Sharp rocks that are visible at the end of the channel will need to be removed. Aside from that there is no indication that any further expense will be incurred.

Issues in the wetlands with trees dying were discussed. Fish and Game lady brought up using a WSU professor to assist with doing an assessment and recommendation. Dave looked him up and noted that he doesn't charge for his services. Recommendation received to have him come out and give us ideas on how to address any remaining wetland issues.

Tree issues: Baker/Hutton - Tree removed below the homeowner (Windward Bluff) and put in the wetlands. There are more trees that are dead through the HOA. Future tree removal expense might need to be shared with homeowners.

Defective Irrigation Heads: Baker—These will be replaced in the Spring.

- (3) New HOA Website: McMillan-New site is ready to go live. Recommendation for ACC to view and check for updates prior to releasing to the HOA community. McMillian was able to capture and archive information from old site as well.
4. **New Business:** Hutton/Folsom: Mapping the Neighborhood Initiative is still under consideration. Suggestion to address this during the annual meeting.
5. Meeting adjourned at 6:53 pm
6. **Next meeting November 5, 2019**