

OCHL-12 HOMEOWNER'S ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES

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

January 7, 2020 Meeting

Attendees: David Baker, Dani Folsom, Michael McMillan, Dennis Hutton, Mike Richardson, Al Prescott, Kellie Coffey, Charles Desilets, Tom Deacon, Brigitte Santossuosso, Larry Johnson, Barry Sherman

1. Baker called the meeting to order at 6:00 PM in the small meeting room at Mukilteo City Hall. A quorum (5) was present.
2. December 3, 2019 minutes not available for approving.
3. ACC Member Assignments: (a) View Protection Golf Course - Folsom reported she and Coffey met with Garrett Jensen, City of Mukilteo, on the 13th fairway to discuss Alders in that area on One Club House Lane property. The following was relayed by Garrett Jensen for trees located on the hillside:
 1. We must engage with a GeoTech consultant and Landscape Architect to determine what trees can be removed and what plants/trees can be planted in their place.
 2. The city will require a plan that includes the GeoTech consultant and Landscape Architect's recommendations.
 3. If the plan is approved, the City will audit the area described in the plan annually over a five year period to ensure that the solution put in place is stable.
 4. Dead trees that are on the ground are recommended to be removed due to the additional weight they place on the hillside.
 5. Dead debris on the ground can be removed as well as dead branches.
 6. Shrubs and berry bushes can be trimmed down. However, if they are removed, they must be replaced with native plants.
 7. Limbs on trees can be removed as long as 60% if the tree remains. Topping trees not allowed.
 8. If areas viewed include resident owned, they will need to submit individual plans to the city for approval.
 9. Alders not on the hillside are not subject to these requirements.(b) View complaint - Baker/Hutton reported a complaint was being handled for 5912 St Andrews Drive. This homeowner has furnished before and after photos clearly showing impairment of protected views. In addition, they have in their property title a "View Corridor Easement Agreement" covering their lot. An appointment with the adjoining homeowner will be scheduled per our complaint resolution process.
4. Home Maintenance: Baker reported (a) the ongoing process of sending informal notices of CC&R violations to homeowners is now on hold until Spring, (b) a stored trailer complaint at 6111 Bayview Drive was resolved by Coffey and (c) we still have ongoing unresolved complaints involving a lot use issue at 6001 St Andrews Drive, where a number of autos are apparently being repaired in the driveway and garage and multiple unlicensed inoperable autos parked in the street. Homeowner has been unresponsive to this point.
5. Open Space: Baker reported Wetland Consultants are finalizing their mitigation recommendation to the City the week following our AGM meeting.
6. Entrance Lighting Issues: Baker/Hutton reported that Good Sense Electric has completed the work

of replacing the aging infrastructure at our St Andrews Drive entrance and will start at the Club House Lane entrance shortly.

7. New Business: (a) Baker asked if there were any questions or concerns about the ACC 2020 proposed budget. There were none. (b) Baker asked Folsom if she would present a report of her work getting a three party agreement between the City, Harbour Pointe Golf Club and Windward Bluff on the removal of view impairment trees at the AGM meeting as part of the ACC report. Folsom agreed.
8. Meeting adjourned at 7:10 PM.