

OCHL-12 HOMEOWNERS ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES

June 2, 2020

ZOOM MEETING

Note: Bold indicates new action items.

ACC Officers: Dave Baker: Chair, Dennis Hutton: Secretary, Dani Folsom, Mike McMillian, Kellie Coffey, Al Prescott (Windward Bluff), Resource members: Tom Deacon, Joe Rystrom & Dan McGovern

Zoom Attendees: David Baker, Dennis Hutton, Dani Folsom, Kellie Coffey, Larry Johnson, Brigitte Santossuosso, Joe Rystrom, Mike Richardson

Meeting called to order at 6:04PM NOTE: Next Zoom meeting is July 7th at 6 PM

Minutes Approval for March 3, 2020: Dave Baker made the motion to accept, and Kellie Coffey seconded. The motion was approved.

(1.) View Protection:

a) **Dani is to pick a date on a weekend and Dave will help get volunteers** to help cut or trim trees on HOA property near the 13th Fairway.

b) The view issue at 5912 St. Andrews Drive is satisfied per the HOA requirements. Their neighbor's large tree does not block 25% of their view. **ACC still needs to discuss this with the homeowner.**

(2) Home/Lot Maintenance:

a) Received a complaint from 6226 St Andrews Drive that an adjoining neighbor had removed shrubbery and a tree that had provided some privacy between the two properties. They wanted to know if that neighbor had gotten an approval from the HOA for those removals and the building of a front yard stone deck. Hutton/Deacon/Baker met with the complainant who acknowledged the shrubbery/tree were located on the neighbor's property. We explained that a homeowner does not need HOA approval to remove shrubbery on their property. The small patio does not need an approval. The complainant will plant shrubbery to establish the lost privacy.

b) There was discussion and a decision to update last year's list of properties in violation of covenants for the purpose of sending those homeowners an informal email noting the violation and asking for them to take corrective action. **Baker and Hutton will update the list for review by the Board.**

c) It was noted that correcting some covenant violations would involve expensive remedies such as repainting the whole house and/or a new roof. It was decided that **Coffey and Baker would seek legal advice as to what steps the HOA could take to enforce the covenants**, such as a monetary fine to incent compliance.

(3) Open Space:

a) Wetland Resources have advised that the Mukilteo City and WA State Forest Service have accepted their revised mitigation plan, which will involve a planting program and monitoring of the Stop Work Order location over a five-year period. Removal of the current bridges and angular rock lining the channel is not required.

(4) Irrigation Issue:

(a) St. Andrews entrance received a Monarch quote to repair the irrigation system for \$750. Dave made a motion to accept the quote and Kelley seconded. ACC voted to approve the motion.

(b) The golf course denies having any control of the irrigation line for the golf cart path off St Andrews Drive to the 11th Fairway tee box. Baker has contacted our previous landscaper to see if they can help us in finding where the control is located.

(5) St Andrews Drive Area Fence - McGovern provided a draft of a letter to the golf course proposing we split the cost of replacing the fence that fronts Harbour Pointe Blvd behind the 11th Fairway tee box. **It was decided Kelley will sign, but delay sending the letter** about the fence replacement until such time as the golf course completes the removal of trees along the 12th Fairway. The golf course is having financial difficulties and we want to be cognizant of their current circumstances.

(6) Clubhouse Lane Entrance

a) Baker has asked SeaScape to quote replacing the 4 dead Arborvitae that was removed on the South side of Clubhouse entrance.

New Business:

a) More discussion on how to clean the entrance monuments of moss with brushes, soap and water or hire it out. **Joe will look into getting another quote** and for a "low pressure" wash and also into cleaning the moss off the Clubhouse entrance island road and other sidewalks in the HOA.

b) Lower St. Andrews Drive entrance has some Arborvitae that might need to be removed. Mike said he would take a look at the East side as it has been damaged and the bushes looked ragged. Depending on what is found they just might be cut off and leave the roots in place.

Meeting Adjourned 6:54 pm