

OCHL-12 HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES
July 7, 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, Dan McGovern

Meeting called to order at approximately 6:30PM

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 scheduled July 11th 10am to trim or cut HOA trees near the 13th Fairway. Volunteers are asked to bring their tools.**

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. **Dave did discuss with one of the homeowners and he agreed to accept the ACC decision.**

c) View issue at 11929 59th Ave W the view of the Golf Course is being blocked by trees and shrubbery by 2 or 3 homes North of their home. Baker, Coffey, & Hutton verified that there is a problem and ACC will talk to the various homeowners. Baker & Coffey met with one homeowner's concern was danger of getting hit by golf balls while in their back yard. They like the trees to help shelter their back yard. They are considering putting up a net if they must cut their trees. All the neighbors do have major work to do in order to be in compliance of the View Protection covenant. The Golf Course may also need to some trimming also.

(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. The homeowner at 6226 St Andrews Drive did install several tall Arborvitaes to reestablish his zone of 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's list is designated either with a 1, 2, or 3:**

(1) **give formal notice by email and/or registered mail with a deadline for compliance/response,**

(2) **give informal email notice, urge compliance**

(3) **no notice, monitor**

c) It was noted that correcting some covenant violations would involve expensive remedies such as repainting the whole house and/or a new roof. **Coffey received a response from the attorney and now Coffey & Baker will discuss with the attorney what steps the HOA could take to enforce the covenants. Then draft a letter to send out.**

(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. **ACC will meet with Wetland Resources to formulate the plan for how to proceed with plantings and whatever else needs to be done at the Stop Order location.**

(4) Irrigation Issue:

(a) 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. Premiere the previous Landscape Company agreed to take a look at the area to determine where the controls are located for the Golf Path either this week or next week. **They will call Hutton when they have our HOA on their schedule.**

(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. **McGovern recommends** that the gate should be replaced with a new panel using steel rods to secure the posts. It was decided to contact the Golf Course to see if they are open to replacing the panel this year and postpone replacing the whole fence until next year. **Folsom is to call the Golf Course this week to see if this project can proceed and also status of the Tree cutting on the 11th Green.**

Monarch Quotes

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.

a1) Monarch’s quote of \$357 per monument was accepted to clean Clubhouse Lane and St. Andrews Drive entrances. **The quote did have an incorrect entrance noted and Rystrom will have that corrected and have Monarch proceed.**

a2) Baker and Deacon used shovels to scrape up the moss around the entrance islands. **Baker stated he plans to do the same with the St. Andrews Drive sidewalks. He will take volunteers to help.**

a3) Coffey volunteered to get sweatshirts of a bright color for HOA volunteers to wear during volunteer projects.

New Business:

McMillian said he would show Baker how to use the Homeowner Excel email address to use for bulk mailing.

Santossuosso asked about driveway cracking and replacement cost. Hutton replaced his driveway in 2014 at a cost of \$9,850. This included demo the old driveway and remove, grade and add new gravel base and compact. Also outlined with 200' brick bands and 775 sq. ft. of concrete 4" thick with fiber mesh reinforcement with rebar. Hutton hopes this helps with future planning as all the driveways are of different lengths and widths and designs.

Coffey made a motion to adjourn the meeting & Baker seconded -
Meeting Adjourned 7:04 pm

NOTE: Next Zoom meeting is August 4th at 6 PM