

OCHL-12 HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES
September 1, 2020
ZOOM MEETING

ACC Officers: Dave Baker: Chair, Dennis Hutton: Secretary, Dani Folsom, Michael McMillian, Kellie Coffee, Al Prescott ((Windward Bluff), Resource Members, Joe Rystrom & Dan McGovern

ZOOM ATTENDEES: Dave Baker, Dennis Hutton, Kellie Coffey, Dani Folsom, Michael McMillian, Mike Richardson, Joe Rystrom, Al Prescott, Larry Johnson & Brigitte Santossuosso.

1. Call the meeting to order, 6:12PM

2. Approve August 4, 2020 minutes. Dave Baker made the motion to accept the minutes and Kellie Coffee seconded, motion carried.

3. ACC Member assignments:

(1) *View Protection Issues - (a) Golf Course - Folsom to update on contact with Dave Heim on removing trees on the 12th fairway.* Baker reported that he has not been contacted on this issue yet.

(b) *Baker to update committee regarding protected view complaint 11929 59th Ave W.* **Baker to meet with the homeowners since the complaining person did not contact the other homeowners in person, but sent letters instead. It was suggested that with ACC involvement things might start moving towards a resolution.**

(2) *Home/Lot Maintenance - (a) Baker to update emails sent to homeowners on our list non-compliant homeowners.* **Baker said he has had good response from the homeowners with two new roofs are being added now and received a request to put on a new roof. Other homeowners are cleaning up the landscaping.**

(3) *Open Space - Mukilteo Stop Work Order Update - (a) No activity in regard to the Wetland Resources mitigation plan as approved by the city and a timeline/plan of removing invasive species in the area prior to plantings that will begin in November. We need to organize a volunteer work group to remove Blackberry and other invasive in this area prior to starting our planting.* **Baker suggested that we start in October or November for the cleanup and then starting the plantings in the wet season.**

(4) *Irrigation Issues - (a) Golf cart path off upper St Andrews Drive irrigation - The fix to providing water involved hooking up the existing lines to a neighbor's water system. Premiere provided their bid for this work at \$4,980 plus tax and a possible additional \$900 plus tax if a line/sleeve has to be bored under the cart path. Baker is arranging for SeaScape to look at the project and provide a bid.* **Premiere's quote seems a bit high, so looking for quotes from SeaScape, Jorge, and Mr. Lee's landscaper since Mr. Lee lives next to the cart path.**

(b) August 28th, Monarch checked the irrigation at the St Andrews Drive entrance finding two broken risers on the North side, which were replaced, and finding our irrigation on the South side and the islands are not working. Monarch will have their tech check this out Monday, August 31st., to see if the issue is in our control box. In checking with the golf course was advised their systems were working normally.

*(5) Golf Course issues - Update status on proposed fence project along Harbour Pointe Blvd fronting the 11th tee box and our offer to pay for the repair of the 10ft gate as an interim fix pending the golf course's decision to accept our offer to pay half of the replacement cost of the entire fence. **No Updates.***

*(6) View Protection Guidelines & Remedy Procedures inquiry - We have an inquiry from a homeowner asking if this policy, adopted October 22, 2008, is legally enforceable, if all homeowners need to be in compliance and if any HOA member is exempt. Need to discuss. **Baker made a motion to send the View Protection Guidelines to the HOA Attorney, Hutton Seconded, motion carried. Baker will create an email for the Board review before sending the HOA concerns to the attorney. Since we have yet to use the Dot Matrix Overlay for any view protection concerns the ACC will need to research and obtain this item.***

*4. New Business: Open discussion. **Joe Rystrom suggested we install a Lending Book Library. It was decided that the Lending Book Library would need to reside at the home of the person sponsoring this project and not on HOA Public property. It was also suggested that until the Covid Virus is better understood that the project should be tabled until Joe does more research on the project and maybe start it next year.***

Meeting adjourned at 6:46 PM

5. Next Meeting is October 6, 2020 at 6 PM (Probably a Zoom meeting)