

OCHL-12 HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES
October 6, 2020
ZOOM MEETING

ACC Officers: Dave Baker: Chair, Dennis Hutton: Secretary, Dani Folsom, Michael McMillian, Kellie Coffey, 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 and Charles Desilets

1. Meeting Called to order 6:09 PM

2. Approve September 1, 2020 minutes: Motion Hutton, 2nd Al Prescott – motion carried.

3. ACC Member assignments:

(1) View Protection Issues –

(a) Golf Course - Folsom met with Glen H and Dave Heim on removing trees on the 12th & 13th fairways. **The Club Management is meeting with the new owners to discuss the issues. Folsom stated she would pin down the date for the project to be completed.**

(b) Coffey to update on offer from Tom Jordal to personally pay for the removal of golf course trees on the 12th fairway. **With Folsom working with the Club Management it was suggested not to bring up this item until more is know from the Club's intentions with doing the work themselves. Should this not work, it is suggested that Tom Jordal contact the Club on personally.**

(c) Baker/Coffey to update committee regarding protected view complaint 11929 59th Ave W. **The homeowner and the neighbors have agreed that trimming to the HOA requirements based on the homeowners photos comparisons using an overlay. This will determine where trimming will need to take place to meet the 25% view impairment results.**

(d) Baker/Coffey to update status of the George Viray inquiry, attorney advice. **Baker and Coffey met with the HOA attorney and he felt our policy is enforceable and no one is exempt from the policy.**

(2) Home/Lot Maintenance - Baker to update response on emails sent to homeowners on our list non-compliant homeowners. **Baker stated that 80% of the homeowners have responded favorably with the exception of a couple homeowners that will need to follow up attention.**

(3) Open Space - Mukilteo Stop Work Order Update - (a) The stop work order area at the middle trail has been roughly 80% cleared of Blackberry and other invasive plants and the debris has been hauled away. Wetland Resources inspected and approved the work will provide a new planting plan with a supplier list. Need to schedule work party to complete the remaining clearing, then planting work. Baker did authorize Green Life Landscaping to haul away the debris for \$400. **Baker stated that Wetland Resources still needs to send the plant list and the ACC volunteers will need to do the planting in October/November.**

(b) Baker authorized Total Tree to remove a thirty-foot hanger broken off a Doug Fir above the trail at the 116th St Park for \$400 due to a safety issue with fall storms/winds likely to bring it down on the trail.

(c) Homeowner request to remove four dead cedars behind house at 6530 St Andrews Drive account one dangerous other three close to property line. Total Tree bid \$800. Have asked city if any objection to removing. No response. **Folsom stated that the City said we could remove dead trees that might pose a hazard. ACC approved the \$800 quote.**

(4) Irrigation Issue - Golf cart path off upper St Andrews Drive irrigation - Due to the high bid from Premiere to fix this irrigation system, Baker/McGovern met with Jorge Munoz who will provide a competitive bid. In the meantime, the other neighbor along with McGovern has agreed to continue irrigating the pathway.

(5) Golf Course issues - No response from the golf course on our proposal to pay for the repair of the broken gate in the fence along Harbour Pointe Blvd in back of the 11th tee box as an interim fix pending the golf course's decision to accept our offer to cover half of the replacement cost of the entire fence. Discuss next steps. **Folsom said she would talk to the Club Management again since management was looking at the fence with the new owners. She can repeat our offer of sharing the cost of gate replacement.**

(6) Monarch Landscaping Contract - This two-year contract expires at the end of this year. Discuss bid process. **It was decided to go out for three bids: Monarch, Premiere and Mill Creek.**

(7) Clubhouse Lane Entrance Agreement - This two-year agreement expires December 31, 2020. Need to open discussion with South for renewal. **Baker and Coffee will ask to attend HOA South's Board meeting to discuss OCHL-12 continuing to manage the Club House Lane Entrance. OCHL-12 per the agreement is to give 90-day notice; Baker suggested sending a letter to South's Board of OCHL-12 intentions to continue in the role of caretaker of the shared entrance.**

4. New Business: Open discussion. **Al Prescott mentioned that Windward Bluff has refreshed their entrance and added lighting. So take look when you drive by. At least one Saint Andrews Drive resident has copied some of WB's plantings for there own front yard.**

5. Next Meeting is November 3, 2020.

Meeting adjourned 6:33.