

OCHL-12 HOMEOWNERS ASSOCIATION  
ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES  
November 4, 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, Larry Johnson, Brigitte Santossuosso and Charles Desilets

1. Meeting Called to order 6:03 PM

2 Approve October 6, 2020 minutes: Motion to accept by Baker & Coffey seconded it – motion carried.

3. ACC Member assignments:

1) View Protection Issues –

(a) *Golf Course - Harbour Pointe GC advised trees would be removed within a couple weeks on the 12th & 13th fairways. **Golf Course, Chet stated he sent the plan to the city and waiting for Golf Course approval. Possible Nov 15<sup>th</sup> start date. Windward Bluff (WB) said the quote is now higher than what they had agreed to. However it is a new Arborist, but might reduce the cost to WB. Baker to call Al Prescott with that update.***

(b) *Baker/Coffey to review a remedy proposal regarding protected view complaint 11929 59th Ave W. **Baker verified that the view is 100% blocked at this address. The plan is to approach the two homeowners to reduce the view blockage by at least 75%. One homeowner would like specifics on what to cut. He will need to rely on his Arborist and when completed the ACC will check to see if they met the 75% view improvement. If not they will need to continue the trimming.***

(c) *Baker will update on the George Viray protected view complaint. **Baker took view photos from Viray's home. The ACC will enlarge the photos and measure the amount of view that might be affected. Then a meeting will be required to discuss with the homeowner about the view impairment and what needs to be trimmed or removed.***

(2) *Open Space - Mukilteo Stop Work Order Update - Baker/Deacon picked up 78 plants for replanting in the middle trail area, 60 one-gallon native plants and 18-five gallon conifers. The 60 one gallon plants are in the ground thank primarily to Andy Czernek and Mike Richardson. **Baker reported that only eleven 5-gallon plants remain to be planted. Hopefully on a sunny day the planting can be completed. The City will be notified of the completion for them to inspect.***

(3) *Golf Course Fence issue - The golf course has begun securing bids for replacing the fence and we have provided them with the three bids McGovern secured earlier this summer. Shawn Beattie indicated they want to complete this project this year. **The Golf Course found another vender with a lower quote of \$4,000 and the ACC quote was \$8,000. The \$4K quote is to replace the fence as is and not use concrete & metal post supports. Folsom will contact the Golf Course to determine what materials and construction they plan to use. The ACC will still pay 50% but still would prefer concrete and metal post supports. Her findings will be sent on to the Board for their email vote***

(4) *Monarch Landscaping Contract - This two-year contract expires at the end of this year. Baker/Deacon met with Monarch last week and they have indicated a willingness to renew the contract for an additional two years at the same price. Baker/Deacon are meeting with Mill Creek Landscapers November 2nd to provide them the detail they need to bid. No word from Premiere or SeaScape as yet as to their interest.*

(5) *Clubhouse Lane Entrance Agreement - This two-year agreement expires December 31, 2020. Coffey has advised that South will sign the letter she wrote that states OCHL-12 will remain in control for another two-year period. **Coffey stated they have not responded to requests for the signed letter. However, the contract does state without a firm agreement with both parties that the HOA that has been responsible for the maintenance will just continue as is.***

6. *New Business: Open discussion. **No new business.***  
**Meeting was adjourned at 6:40 PM**

7. **Next Meeting is December 1, 2020. December 1, 2020.**