

OCHL-12 HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES
January 5, 2021
ZOOM MEETING

Bold print results in 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, Al Prescott, Dan McGovern (Treasurer)

1. Meeting called to order at 6:07 PM

2. Approve December 1, 2020 minutes. **Baker made the motion to approve the minutes, Coffey seconded, and the motion was approved.**

3. ACC Member assignments:

(1) *View Protection Issues –*

(a) *Golf Course Tree Removal - Harbour Pointe GC tree removal not started. Contractor now has license approved, waiting for the golf course to set a date. Folsom to update status with golf course. **Folsom has attempted to contact with the Golf Course and will go to their office on 1/6/21. The Arborists they contracted with is also eager to get started. It is thought that all the trees will be removed at the same time. Windward Bluff homeowners will be notified what date they will start cutting as the Arborists needs access to their driveway.***

(b) *View Complaint 11929 59th Ave W. - The lot at 11917 59th Ave W. has been pruned back per our remedy letter. New photos have been taken from the Moothart home and we are in the process of measuring the remaining blockage versus the protected view in order to update the remedy letters to the other two lot owners. **Baker and McCredie marked up Moothart's neighbors photo as to what needs to be removed. It is thought that cutting the shrubbery back as indicated in the photos that the plants could die. Baker will discuss with the Mootharts a phased-in trimming approach in order to keep the plants alive.***

(c) *Viray Complaint - Our initial remedy letter to Paul Jaeger was contested and we are in the process of obtaining further legal advice. Coffey/Baker to update the ACC committee.*

Coffey and Baker discussed with Legal and was told the court ruled that the four replacement Conifer trees are not to be considered when measuring the blockage of a protected view. The four Conifer trees are to be treated as native trees. Baker to recheck with Legal for understanding the status as one of the trees is deciduous and if it is subject to view protection guidelines.

(2) Open Space - (a) *Mukilteo Stop Work Order Update - Wetland Resources still to arrange for the City to inspect and okay the work. **No action yet from the City.***

(3) *Golf Course Fence issue - Folsom to update status with the golf course.*
Folsom had restated the offer to the Golf Course on OCHL-12 HOA to pay up to 50% of the cost, but must be able to select the material to be used.

(4) *Monarch Landscaping Contract - A new two-year contract has been executed with Monarch holding the pricing at the same levels as the previous two-year contract.*

(5) Clubhouse Lane Entrance Agreement –

(a) *This two-year agreement expired December 31, 2020. Coffey to provide an update.*
OCHL-South's Treasure wants to see the two-year agreement. Coffey will send him a copy.

(b) *SeaScape bid \$1375 to plant four 9 ft. Arborvitae at the Clubhouse Lane Entrance. These four to replace four dead Arborvitae that were at that location when we took over responsibility for that entrance. South committed to covering the cost and they should be contacted to insure they will bear this entire cost. Coffey to contact South.*

(c) *An additional number of Arborvitae that need to be planted is being determined. The cost of those replacements to be split with South per our agreement. Coffey to confirm their agreement to this replacement.*
OCHL-South's Treasure wants to see the two-year agreement. Coffey will send him a copy

(6) *St Andrews Drive Entrance Arborvitae Replacement - SeaScape bid \$385 to replace two 6 ft Arborvitae at this entrance. Baker needs committee approval to submit to the Board.*
ACC voted to accept this quote.

(7) *St Andrews Drive & 116th St Arborvitae Replacement - SeaScape bid \$635 to plant six 6 ft Arborvitae on the East side of this entrance. Baker needs committee approval to submit to the Board.*
ACC voted to accept this quote.

4. *New Business:*

(a) *2021 ACC Budget.*

(b) *Open discussion.*

Hutton reported that a light fixture was broken (Vandals?) at Clubhouse Lane entrance North Planter. New fixture on order from Good Sense Electric and they will install. Waiting for estimate on the cost for the fixture and installation.

Meeting was adjourned at 6:35 pm.

5. Next Meeting is February 2, 2021.