

OCHL-12 HOMEOWNERS ASSOCIATION  
ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES  
March 2, 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, Dani Folsom, Michael McMillian, Mike Richardson, Al Prescott, Dan McGovern (Treasurer), Joe Rystrom, Marc Shemesh & Mike Sibely.

1. Meeting called to order at **6:03 PM**

2. *Approve February 2, 2020 minutes.* **Prescott made the motion to approve the minutes, Folsom seconded, and the motion was approved.**

3. ACC Member assignments:

(1) View Protection Issues - *(a) Golf Course Tree Removal - The city advised Glenn Hirai, Oki Golf, that they could go ahead on removing trees while doing the replacement planting at a later date. Glenn Hirai has advised work will now begin the week of March 1st. A total of 17 trees will be removed on the golf course and 5 trees on WB property.*

**Folsom stated that Chet noted a cluster of view blocking shrubs in among the trees that might need trimmed down to roof level. The tree removals today were on the South Side near Windward Bluff, they plan to tackle the trees towards St. Andrews Drive on Wednesday 3/3/21. Prescott stated five trees on Windward Bluffs homeowner's property also to be addressed with quotes and schedule.**

(b) Moothart View Complaint -*The lots at 11917 and 11921 and 11925 59th Ave W. have now been pruned per our phase one-remedy letter. New photos were taken to identify the remaining pruning that needs to be completed to restore the protected view.*

**All the properties that had view blocking trees and/or shrubs have been trimmed. McMillian has taken photos from the Moothart windows and are waiting for the photos to come back for analysis for meeting view protection guidelines.**

(2) Open Space:

a) *Mukilteo Stop Work Order Update - Wetland Resources to provide the city their As-built Report the week of February 22nd. Our next task will be to remove new blackberry growth this summer.* **Still waiting for Mukilteo City to respond.**

(b) *INLS/Monarch have offered pricing for Spring aeration, seed and lime application at our entrances, green spaces and Bayview Park for \$1,275 and for the Clubhouse Lane area \$185. We haven't done this work in the past ten years but might be a timely project for this Spring.*

**Discuss: ACC agreed and voted to approve moving ahead and the work will probably be in April, 2021.**

(3) Golf Course Fence issue - *We are holding this project In abeyance until the golf course removes the trees blocking views on the 12th and 13th fairways as they had previously agreed. When the tree removal project is complete Baker and McGovern will work with the golf course on the fence project. No action at the time yet.*

(4) Lot Maintenance Complaint - *6001 St Andrews Drive, Townsend home, car parts, garbage cans in driveway in view of street. Multiple cars parked on street. Complaint questions if complies with our single family dwelling covenant. Discuss how to proceed: Baker suggested a meeting with the homeowners to determine how many people are living at this address. Richardson stated that some of the cars have moved when he passes by early in the morning. McGovern stated that tow trucks bringing in cars to be repaired, it looks like a Repair Shop. The Homeowner stated that this is a "car club" but how this vehicle repair fits into our covenants might need our legal representative's opinion.*

**In following up with the Garbage containers sitting in the driveway only two other homes on St. Andres Drive have been guilty for not storing them out of sight. Baker stated that the HOA has many homeowners are not storing them out of sight. Baker suggests that a notice to go out to all homeowners to store the containers out of sight by a certain date or face a fine. Date TBD.**

(5) Shed Approval Request - *6517 St Andrews Drive, request for a storage shed in the back of the property. Proposed shed size is within our measurement limit and will be located on the East side of the property adequately screened by taller shrubbery from both neighbors and will not be visible from the street.*

**Discuss any concerns. ACC approved the shed and location.**

4. New Business:

(a) *2021 ACC Budget status Baker and McGovern to work on a presentation to the ACC for their portion of the 2021 Budget and then present it to the Board. The ACC is approximately 80% of the HOA budget at this time.*

(b) *Suggestions for 2021 projects, i.e., trail upgrade, cleaning of sidewalks fronting green spaces, refinishing tables/benches at our Bayview Park, etc. Baker has asked everyone to write up their thoughts on projects and send them to him.*

a) **116 SE Parks walkway is covered in moss (suggestion to spray with "spray and forget it")**

b) **Trail upgrade includes "grinding roots", new gravel where needed and address area where the trail is washing away.**

c) **Cleaning of St. Andrews sidewalks on south side along the woods. Find the water source that is covering the sidewalk near the fire hydrant and reroute the flow.**

d) **Remove Alders and blackberry bushes along St. Andrews Drive that are leaning over the walkway and street.**

e) **Remove the Alders along the 13<sup>th</sup> Green - Dani to head up this project.**

5. Next Meeting is April 6, 2021.

**Meeting was adjourned at 6:47 pm.**