

OCHL-12 HOMEOWNERS ASSOCIATION  
ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES  
June 3, 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, Michael McMillian, Mike Richardson, Dan McGovern (Treasurer), and Kellie Coffey, & Al Prescott

1. Meeting called to order at 6:01 PM
2. May 2021 meeting was not held, therefore no minutes to approve.
3. ACC Member assignments:
  - (1) View Protection Issues:

(a) Golf Course Tree Removal - *Tree removals on the golf course has been completed with the possible exception of several Madrona trees. The golf course was waiting for city approval to remove or top these trees. Four additional trees have been removed from individual townhouse owner's properties at Windward Bluff.*

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 and the owners have been contacted, shown the photos for the purpose of some additional trimming to be completed in order to reach the required 75% restored view. We are close to a resolution on this complaint. **It is felt that the current trimming has restored 75% of the view. The view will be monitored again later in the year or early next year.***

(2) Open Space:

(a) *Mukilteo Stop Work Order Update - Nothing new to report. **City Hall will open up with on-site staff July first, so maybe the action will be addressed by the city.***

(b) Tree Removals - *The ACC/Board recently approved the removal of four trees behind former 6031 Bayview residence by Total Tree. Baker authorized Total Tree to remove the trees however didn't get city approval. The trees have been removed and the city is Investigating this as a city code violation.*

(c) *The previous approval for removal of two trees behind Windward Bluff by Total Tree has been suspended.*

(d) *A bid for a survey of dangerous trees to be done by Urban Forestry Service/Bartlett Consulting in the range amount of \$3,500 to \$5,000 was approved by the ACC/Board by an email vote and subsequently contracted for on April 22, 2021 and currently in progress. This is a survey of our trails, green spaces and any areas backing up to our member's homes, including the two trees behind Windward Bluff under (c) above and part of our previously discussed management plan for the NGPA/Wetland area. **The invoice from Urban Forestry was \$1,834.56. It has not been determined if this will be the total amount since they had previously quoted a range much higher than this amount.***

(e) *Avid Landscape has completed the spraying of two areas of Yellow Archangel previously authorized by an email vote in the amount of \$1,261.91, which includes tax. The Avid Landscaping invoice were for two items - line trimming the bio pond in the amount of \$762.45 and spraying two separate areas for Yellow Archangel in the amount of \$499.46 - one area behind the Black residence at 6131 Bayview Drive and one behind the Sean Kim house at 6512 St Andrews Drive.*

(3) *Golf Course Fence issue - This fence project along Harbour Pointe Blvd is in abeyance until we hear from the golf course they are ready to discuss. HOA will discuss with the Golf Course management that the HOA's offer to pay for half the fence has a time limit on how long the funds will be available. The HOA has plans for these funds for other projects if the funds are not used soon for the fence.*

(4) *Lot Maintenance Complaint - 6001 St Andrews Drive, car parts, garbage cans in driveway that are in view of street, a covenant violation. Multiple cars parked on street. Need to discuss.* a) **The ACC is not sure another discussion with the owner will be successful. What is not known is this home being used for more than a single-family residence as there are number of cars that are there constantly and over-night.**  
b) **With cars coming in continually for repairs, is there a business operating within the HOA?**  
c) **Trash and garbage cans sitting in the driveway are visible from the street.**  
d) **There was a large spill of something that has stained the road near this address. Hutton will contact Public Works to see if it can be cleaned up. It is not known if this spill is from the repair shop and delivery of cars by trailer to 6001 St Andrews Drive.**

(5) *Potential 2021 Projects –*

(a) *Upgrade trails, root grinding to eliminate stumbling hazards, resurface and install up to four 4 inch culverts at five different locations to eliminate washouts/spongy areas. Seascape bid \$2,550, however they are no longer in business. Looking for a contractor. Baker is still looking for a contractor.*

(b) *Power washing of sidewalks fronting the NGPA/Wetlands, our green spaces along St Andrews Drive and Bayview Park. Monarch bid \$5,570.31 plus tax for the areas fronting St Andrews Drive and \$2,755.11 plus tax for Bayview Drive. Baker is still looking for more bids.*

(c) *Refinishing of the tables and benches located at our Bayview Park plus the replacement of deteriorating planking around the edge is in progress from our contractor who did the work in 2018.*

(d) *Removal of silt and foliage at our bio-ponds at lower St Andrews is necessary. We have a bid from Bodine Construction in the amount of \$9,680, not including tax. A bid from Kemp West, Inc., is expected in the next week or so. In comparing this project from past work on the pond. This time the work will do more to repair the pond closer to the original pond with coconut fiber mats and moving more silt that is building above the small pond. Both the small and large ponds have a lot of silt build up to small island size and need to be cleaned out.*

(e) *Planting a Sycamore tree on Bayview Drive. Motion by Coffey and 2<sup>nd</sup> by Baker and the ACC voted not to plant a tree at this location.*

(f) **2021 ACC Budget status: It was reported that the budget is following the same costs as the last budget with some new expenditures such as Urban Forestry and Bio Pond clean up. The ACC Budget status is getting closer to being finalized.**

3. New Business:

- a) **Coffey suggested that some projects be created to help draw in new members to the ACC and/or Board. The project Kellie liked in order to entice more participation was building a pavilion at our Bayview Park and have one or more prospective Board and/or ACC candidates manage the project.**
  
- b) **Improvements to the trails that would enhance and make the trails more useable. Coffey ask Michael McMillian to think about what he would suggest to enhance the trails.**

Next ACC Meeting July 6, 2021 Meeting Place ZOOM one more time

**Meeting was adjourned at 6:57pm**