

OCHL-12 HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES
July 6, 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, Steven Black, & Dan McGovern

ZOOM ATTENDEES: Dave Baker, Dennis Hutton, Dan McGovern (Treasurer), Kellie Coffey, Al Prescott, Dani Folsom, Joe Rystrom, Mike Sibley, & Steven Black

1. Meeting called to order at 6:07 PM
2. Approve June 3, 2021 minutes.
3. ACC Member assignments:
4. (1) View Protection Issues –

*(a) Golf Course Tree Removal - The golf course has completed the replanting of Arizona Cypress trees. The city has not responded to them regarding the Madrona trees. **The tree selection is the Arizona Cypress. Discussion on keeping the trees trimmed to roof peaks as not to interfere with views. It was decided that the agreement with Golf Course to maintain the views should be enough and not to push for a maintenance agreement. It was pointed out that these trees once topped would spread horizontally and not vertically.***

*b) Moothart View Complaint - Measurement of the recent photos from the Moothart home show the restoration of their protected view is within a couple percent of the 75% requirement. Our efforts to convince the lot owners at 11917 and 11921 59th Ave W. to trim additional foliage were not successful. Discuss next steps. **The trimming efforts have another 3% to go. One homeowner agreed to do the trimming, but returned to China without doing the trimming. The other young homeowner has not done the trimming. Baker is writing a letter to both homeowners about completing the trimming.***

(2) Open Space –

*(a) Mukilteo Stop Work Order Update - Volunteers cleaned out the Blackberry and other growth that has accumulated this year in preparation for Wetland Resources to prepare an "As Built Report" July 8th for the city. A subsequent count of material we planted found 57 of 60 shrubs and all 18 of the trees. **Baker thanked those who turned out to help to complete the job. Baker hired a Landscaper to haul away the cuttings. Thank you DAVE!***

*(b) The recent survey of dangerous trees done by Urban Forestry Service/Bartlett Consulting has been completed. A total of eleven trees were identified as dangerous, three, which need removal, the balance requiring some pruning and/or being put on a watch list. We are process of getting bids for the tree removals and recommended pruning. The city was given a copy of the report and provided us with a list of requirements we need to meet as this work is completed. **The HOA has three trees to remove and three trees to be pruned. ACC has to review the Mukilteo City Codes and get approval and follow their guidelines.***

(c) *Due to the irrigation not being turned on, there are ten dead Arborvitae at our 116th St entrance. Monarch has taken responsibility and agreed to replace the Arborvitae in the fall at no cost to us. No action for the ACC at this time.*

(3) *Golf Course Fence issue - This fence project along Harbour Pointe Blvd is in abeyance until we hear from the golf course that they are ready to discuss. Baker and McGovern are to talk to the Golf Course on at least replacing the two sections of fence/gate.*

(4) *Lot Maintenance Complaint - 6001 St Andrews Drive, car parts, garbage cans in driveway in view of street. Multiple cars parked on street. Need to discuss. Baker reported that one homeowner is using Mukilteo's Complaint form to address the issue of Zoning/Junk Cars/No Business license for Auto Repair at this address. ACC will wait to see what the City will do.*

(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 has called Avid Landscaping and is waiting to see if they are interested in the project and their quote.*

(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. Blue Skies has bid \$3,480.75 and \$1,049.75 respectively for the same areas. Discuss. Coffey made the motion, Baker 2nd and the ACC moved to accept the motion that Blue Skies do Bayview Drive sidewalks and review the quality of the work. If acceptable, Blue Skies will do St. Andrews and 116th Street Park walkway.*

(b) *A bid for refinishing 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. Rystrom is arranging a second bid. Rystrom is still working on getting the second quote. Baker stated that we are not in a rush on the project yet.*

(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. for \$4,972.50 including tax has been received. Hutton and Baker are arranging meetings with both parties to get a better understanding of the work involved in both bids so a comparison report can be made in order for a decision. The city is also meeting with us July 14th to go over both proposals to make sure we are in compliance with their codes. Baker and Hutton are to meet with Kemp West and are trying to set up a meeting Bodine Construction.*

(e) *Baker and Coffey met with Steve Black who agreed to join our group as a Resource Member and head up a project to explore options/costs of building a pavilion type structure at our Bayview Park. Update to be provided by Black. Black is looking into the permit process along with the location of the pavilion. He is wondering if it could or should be placed over the existing patio area.*

5. New Business: (a) 2021 ACC Budget status: **It was determined that some of the costly items are regular maintenance items and need to be addressed as such.**

The Bio-pond is such a project, but it was pointed out that it is a yearly project, but had problems with the contractor fulfilling the contract. The project is more than silt removal, but the removal of blackberry bushes, cattails and other grasses/weeds. So it is a yearly project.

Baker suggested that he contact an Engineering group to evaluate the swales and erosion due to street and gutter water run off which results in the silt filling up the Bio-Pond. This could reduce the amount of yearly work in the pond. The erosion at the East Swale is really bad with large hole that continues to grow, which releases more silt down to the pond. Engineering evaluation is needed to convince the City that something has to be done to correct the water flow.

6. Next Meeting is August 3, 2021.
7. Meeting was adjourned at 6:55pm