

OCHL-12 HOMEOWNERS ASSOCIATION  
ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES  
September 7, 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), Al Prescott, Joe Rystrom, Michael McMillian, Steve Black & Leroy McNulty

1. Meeting called to order 6:00 PM
2. Approve August 3, 2021 minutes. Prescott Motion, Hutton seconded, ACC Approved.
3. ACC Member assignments:

*(1) View Protection Issues - (a) Moothart View Complaint - Two of the three neighbors still contributing to the view blockage have responded to our emails of mid August requesting additional pruning by committing to do so. The other homeowner, who is in China, had his front yard pruned but so far has declined to prune in the back. Discuss next steps. Baker reviewed the history of this issue in detail. He felt that the view went from 100% blocked to 73% view restored. Baker suggested that the Board will need to send a letter stating that each homeowner must meet the view requirements and maintain that view each year.*

*(b) A new view complaint 11924 Preswick Lane was received stating two trees located on the 13th Fairway were blocking protected views of Puget Sound, the golf course and Whidbey Island. Baker and Deacon did a site visit August 21, took photos and will do a dot matrix measurement to determine the percent of blockage however their observations were that the blockage did not exceed 25%. Baker did commit to contact the golf course to get some pruning of shrubbery between this homeowner's property and the golf course. Baker stated that the view from 11924 had no violation. The homeowner agreed and asked about the shrubbery and the Golf Course representative said he would talk to the homeowner about his concerns.*

*(2) Open Space - (a) Urban Forestry/Bartlett Consulting Dangerous Tree Survey Update - Of the eleven trees that were identified as dangerous requiring varying degrees of work, it was determined that three were actually on city property and recommended work has been completed by their contractor, one tree found to be on Windward Bluff property and they will resolve, one on golf course property for which Baker will notify them, three trees have been treated by our contractor, one tree will be assessed again by Urban and we have two trees left that will be monitored. Discussion was informational only. Prescott stated that of the 17 trees planted that 3 had died from lack of consistent watering. It is assumed they will be replaced. One Net has been put up as protections from the golf balls. That may have costs the homeowner about \$1500. A second net has the issue of needing poles to maintain the net height of a cost of \$4K. Installation TBD*

(b) *Bio Filtration Pond silt removal - We have hired Wetland Industries to prepare a letter to the city justifying our moving ahead with Bodine Construction to remove silt from the main and secondary ponds and the storm water channel directly off St Andrews Drive that feeds into the main pond. **Bodine quoted \$10k to clean out & restore the Bio-Filtration Pond, but to transport the waste off-site may take the cost to \$12K. Baker met with Wet Lands to discuss them writing to the City on the requirement to also clean out the upper pond which is critical to the entire Bio-Filtration Pond as it is part of the man made system. The City is not in favor of this action as it borders on the wetlands and the HOA needs permits from Fish & Game***

(c) *An irrigation clock post at our upper green space on St Andrews Drive rotted out at the base and fell. Irrigation systems continued to operate. Monarch bid \$485 to install a new treated post set in concrete. **We accepted this bid September 2nd.***

(d) *Trail System Root Grinding - Avid Landscaping had bid \$4875 to grind roots and gravel those areas. Our inquiry to the city has resulting in their now discussing internally. **This project on hold.***

(3) *Golf Course Fence issue - Fence project along Harbour Pointe Blvd - McGovern to update committee on his discussion with Harbour Pointe Golf Club. **The Golf Course stated they would contribute \$2,500 for the 75-foot fence and gate replacement that is from the St Andrews Monument to the north side of the gate. The fence belongs to the Golf Course and they seem to be short of funds to support their own fence. McGovern had offered to go half on the \$6,000 cost, but it seems OCHL-12 will be paying more than half the cost. The feeling is the deteriorating fence makes the HOA look shabby and the ACC might be willing to go the extra cost, but will make another effort get a little more out of the Golf Course's Management.***

(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. **It seems that the HOA cannot do anything about Auto Repair Shop operating out of private home or the garbage stacked in the driveway. The ACC will drop this complaint for the time being.***

(5) *Potential 2021 Projects - (a) **Refinishing tables and benches located at our Bayview Park plus the replacement of deteriorating planking around the edge is needed. Our Contractor who did the work in 2018 has flaked out on us. A second bid was being arranged by Rystrom. Rystrom to update us. Rystrom to meet and verify what materials will be used to treat the tables and benches. Replacement of the planking might be of different material and the suggestion of replacing with stairs (TBD).***

(b) *Pavilion Project Bayview Park - Update to be provided by Black. **Black's first step was to check on the City requirements which include: Structure Plans, Site Plan, how the structure is anchored to the earth, building permits approximately \$450. Black also has several possible locations and sizes. Also looked at Costco's 12'X16" shelter for \$2,600. Black said exactly what the Board/ACC is looking for in a pavilion needs addressed before proceeding any further such as building size, power, & water. Discussion then turned to changing out or adding to the Playground equipment as that is how the park is being used. Inputs from the local neighbors is also desired.***

4. New Business: **McNulty asked if Solar Panels are allowed in the HOA. It was felt that it is allowed, but standards need to be addressed. Hutton remembered that this was discussed several years ago in the ACC as it was a no-brainer at the time and was acceptable. However, he does not remember how that decision was made. He will research past minutes for an indication of acceptance.**

*(a) Open discussion*

5. Meeting was adjourned at 7:20 pm

6. Next Meeting October 5, 2021