

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

ZOOM ATTENDEES: Dave Baker, Dennis Hutton, Dan McGovern (Treasurer), Michael McMillian, Kellie Coffey, Michael Richardson, Steve Black, Michael Sibely, & Dani Folsom

1. Meeting called to order 6:00 PM.
2. Approve September 7, 2021 minutes. Motion to accept made by Baker, seconded by Coffey, Motion Carried.

3. ACC Member assignments:

(1) View Protection Issues - (a) *Moothart View Complaint Update - Baker to draft letters to the three adjoining homeowners requesting they complete the pruning of trees/shrubbery as previously requested by the ACC Committee. The letter to be sent by registered mail and signed by our President on behalf of the Board. The letters to be pre-approved by the Board. **Two homeowners scheduled trimming without the letters being sent. The third homeowner will receive a letter from the Board.***

(b) *The new view complaint for 11924 Preswick Lane has been resolved between this homeowner and the golf course. **The Golf Course and Homeowner reached an agreement for the homeowner to trim the offending plants.***

(2) Open Space - (a) *Urban Forestry/Bartlett Consulting Dangerous Tree Survey Update - Of the eleven trees that were identified as dangerous, we now have three remaining that are our responsibility. Urban Forestry reassessed the Big Leaf Maple located near our trail behind Bayview Drive. They are now recommending the removal of the dead top and one branch. Previously they recommended it be reduced to a thirty foot snag. Total Tree will complete the work on this tree. We have two trees left that will be monitored. **Information only, no discussion.***

(b) *Bio Filtration Pond silt removal - 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 storm water channel directly off St Andrews Drive that feeds into the main pond. The work is scheduled for October 12, 2021. **The ACC has not heard back from the City on the work to be done on the upper pond. ACC is proceeding with main pond clean up on October 12th.***

(c) *An irrigation clock post at our upper green space on St Andrews Drive that rotted out has been replaced in a cement base. **The post has been replaced.***

(d) *Trail System Root Grinding – Avid Landscaping had bid \$4,875 to grind roots and gravel those areas. Our inquiry to the city has resulting in their not approving this work. We have made an inquiry with our insurance carrier regarding if they recommend posting signs to alleviate any liability. **The City will not allow the tree roots to be ground down. ACC may need to build up the area around the roots with bark or other materials.** Our insurance carrier has been contacted asking for their input if signs warning of stumbling hazards are advisable.*

(3) *Golf Course Fence issue - Fence project along Harbour Pointe Blvd - McGovern to update committee on his discussion with Harbour Pointe Golf Club. **The ACC voted to accept the last Golf Course offer of paying \$2,500 and OCHL-12 HOA will pay the remainder of the cost to replace 63 feet of fencing from Town & Country. They will use metal rods imbedded in concrete and the rod's other end in the wood post to prevent the posts from rotting. It is possible for the fence to be replaced in December.***

(4) *Lot Maintenance Complaint - 6001 St Andrews Drive, car parts, garbage cans in driveway in view of street. Multiple cars parked on street. Any further discussion or should we take this issue off our agenda. **This item to be removed from the agenda.***

(5) *Potential 2021 Projects - (a) **The refinishing of tables/benches 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. . A suggestion to use composite material to replace the deteriorating planking to be researched.***

(b) *Pavilion Project Bayview Park Update to be provided by Black. There was discussion at our last meeting that in lieu of a pavilion, it may be more appropriate/beneficial to upgrade the playground equipment. **It was decided to research into new types of playground equipment along with recommending professional installation as a safety issue.***

4. *New Business: (a) Open discussion: (a) **Solar Panel Guidelines - The question came up if the HOA allows solar panels. We have no previously developed guidelines. Baker will circulate other HOA guidelines for starting a discussion/development of a set of guidelines. Hutton remembered that this was addressed as a Power Issue and it was not an ACC/Board issue for Roofing Material (years ago). It is a ACC construction issue with Applications and Permits required. No one was planning on doing Solar at at the time, so no guidelines were developed. Hutton agreed to research the Washington State and other HOA's guidelines.***

(b) *Other new business. **None presented***

5. Meeting was adjourned at 6:27 pm

6. Next Meeting November 2, 2021 (Election Day, plan ahead so you can attend the ACC meeting)