

OCHL-12 HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES
November 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, Dani Folsom, Joe Rystrom & Al Prescott

Call meeting to order 6:05 PM

Approve October 5th Minutes: Motion to approve, Hutton; Seconded, Coffey; Motion carried.

(1) **View Protection Issues** - *(a) Moothart View Complaint Update - Baker drafted a letter to be sent to the last of the three adjoining homeowners that needed to complete the pruning of trees/shrubbery as previously requested by the ACC Committee. The draft letter was sent out to the Board/ACC for their review and input prior to being sent by registered mail signed by our President on behalf of the Board. In the interim this homeowner contacted one of our ACC members asking for landscaper recommendations. In lieu of sending out the letter Coffey contacted this homeowner directly resulting in getting a commitment from him to do the necessary pruning very shortly. Coffey to provide an update. ACC is waiting for the last homeowner to complete the trimming. A landscaper is due within two weeks to do the job. The next step is to repeat photos to ensure the measurements after trimming meet the view requirement.*

(2) **Open Space** –

(a) Urban Forestry/Bartlett Consulting Dangerous Tree Survey Update
*We now have three remaining trees that are our responsibility. Urban Forestry reassessed the Big Leaf Maple located near our trail behind Bayview Drive now recommending the removal of the dead top and one branch. Baker met with Total Tree to show the revised work plan. Total Tree will provide a bid on that work. (b) Bio Filtration Pond silt removal - Wetland Industries prepared 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. That work was scheduled for October 12, 2021. The city then said no work until a number of permits and studies were completed. A subsequent meeting was held with the city at city hall. They will now require only a \$75 permit which should be completed within a week. The work will proceed when it is dry enough. In the interim, Bodine will place a horseshoe ring of hay bales anchored down in order to protect the main outlet to the street from plugging up with silt. **Update after meeting with the City. The permit process is in the works and might be available in a couple of weeks. It is too wet to proceed with the cleanup at this time. Need to wait for a few continuous dry days before cleanup can be scheduled.***

*(c) Trail system exposed roots - We have not heard back from our insurance carrier regarding if they recommend posting signs to alleviate any liability. **ACC has not heard back from the HOA Insurance company.***

3) **Golf Course Fence issue** - Fence project along Harbour Pointe Blvd - The Board approved a bid by Town and Country for \$5,783 for partial a partial fence replacement agreement McGovern negotiated with Harbour Pointe Golf Club. Our share to be roughly \$3400. Project to begin in December. McGovern to provide update if any.

McGovern reported that the contracts have been signed. There will be two invoices, one for OCHL-12 HOA and one for the Golf Course. Installation might start the second week of December 2021.

4) **Potential 2021 Projects** - (a) *Refinishing of tables/benches and replacement of deteriorating planking around the edge at our Bayview Park* - Rystrom has obtain a series of bids for this work with some options. The total bid for replacing the sections of the retaining wall is \$970.58. Given safety concerns with children and exposed rebar and deteriorated wood, considerations should be given to recommending to the Board they approve that expenditure, asking contractor if they could do that work now. Rystrom to lead discussion on the options related to refinishing the tables and benches with possibly the work being done next Spring. **Baker suggested approving the bid, but having the exposed rebar repaired now and the rest of the project in the spring of 2022. ACC was in agreement of doing the repairs with new wood.**

(b) *New playground equipment* - Black to update. Black has reviewed a couple companies and will send email of the sample playground products for the ACC to review. The cost to remove existing structures, remove and later replace the wood chips, the playground equipment and installation varies from \$30 to over \$40k. ACC made some suggestions and more research into products will continue.

New Business: a) **Solar Panel Guidelines** – Hutton to report on his findings related to establishing these guidelines. **Hutton stated that the OCHL-12 CC&Rs state the ACC is not responsible for the design, installation, but must approve the plans. The ACC Guidelines or Policy must consider the requirements to inform the homeowner of the permitting process and that they use Professional Installers, Electricians and address Fire Department and Power Utility company requirements. I hope to have put together a draft in the next two weeks for the ACC to review/redline etc.**

(b) **Artificial grass installations** - We recently had an instance where artificial grass was installed along with a fountain. Subsequent to the installation the adjoining homeowner began experiencing water leaking into their daylight basement. The adjoining homeowner just recently paid \$10,000 to have a French drain installed. No subsequent water leaking into the basement. This could end up with civil litigation between the two homeowners, but regardless, should we look into and establish some guidelines for artificial grass installations.

This is an FYI that we need to be concerned about. Drainage off the artificial grass must be addressed in the installation as not run into a neighbor's property or other areas that might be damaged. One suggestion was that French Drains might need to be installed with the water directed to the gutter drainage.

c) Windward Bluff reported that the tree removal has allowed more golf ball damage or concerns. One homeowner has put up a net that is tied off to a couple of trees at a cost of \$3K. However, the homeowner close to the golf tee does not have any trees to tie the netting to. Large poles must be used and that cost is probably over \$5K.

Tree replacements for the trees that were removed are 12' Cypress, which should also help with the golf ball problem after the grow more.

5. Meeting was adjourned at 6:47 pm
6. Next Meeting December 7, 2021