

OCHL-12 HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES
December 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), Michael McMillian, Kellie Coffey, Michael Richardson, Steve Black, Joe Rystrom, Al Prescott, Ann Falk, Phil Falk, Carol Tente, Leroy McNultry, Jim Birney, Dahlia Cambell, Tami Powers, Mark Powers, Kevin & Joan Harrison, Mary Lin B?, Paul Jaeger, Moothart & possible others.

1. Call the meeting to order 6:01 PM

2. Approve November 2, 2021 minutes. Motion to approve Baker, Seconded Coffey, and Motion carried.

3.

DUE TO THE LARGE NUMBER IN ZOOM ATTENDANCE THE AGENDA WAS CHANGED TO START WITH SOLAR ENERGY PANELS AND APPROVAL FOR TOTAL TREE EXPENDITURE. SEE PAGE TWO.

4. ACC Member assignments:

(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. NOT DISCUSSED*

(2) **Open Space** –

(a) Urban Forestry/Bartlett Consulting Dangerous Tree Survey Update - Due to an uprooted tree partially falling on a home at 6831 St Andrews Drive, we had Urban Forestry do another assessment in the area behind that address. That assessment identified three dangerous trees, two of which were recommended to reduce to thirty-foot snags. The city did approve that work and we have a bid from Total Tree in the amount of \$1600. Need a vote to recommend this project to the Board. Coffee made the motion to accept, Baker seconded and motion approved.

(b) A tree next to St Andrews Drive below Windward Bluff uprooted. Baker had Total Tree remove for \$450. NOT DISCUSSED

(c) Bio Filtration Pond silt removal - Bodine Construction to place hay bales around the main outlet to the street to keep it from plugging up with silt. NOT DISCUSSED

(d) Trail system exposed roots - Our insurance carrier has recommended we place signs at the entry points to alleviate any liability. Discuss raising the trail grade where there are larger exposed roots in lieu of signs. NOT DISCUSSED

*(e) Clean up of fallen trees along St Andrews Drive, several locations, has been completed Total Tree including deadfall in the swales along the street.
NOT DISCUSSED*

(3) **Golf Course Fence issue** - *Fence project along Harbour Pointe Blvd - The Board approved a bid by Town and Country. Project to begin in December 21st. McGovern to provide update if any. FENCE TO BE REMOVED 12/14 & NEW FENCE 12/21/21.*

(4) **Potential 2021 Projects** - *(a) Refinishing of tables/benches and replacement of deteriorating planking around the edge at our Bayview Park - Sections of the retaining wall have been replaced. The refinishing of the tables and benches being done next Spring. Rystrom will update at that time. NOT DISCUSSED*

(b) New playground equipment - Black to update.

5. **New Business:** *(a) Solar Panel Guidelines - Hutton has completed a draft of recommended guidelines, which have been furnished to both the ACC, Board and interested members. These guidelines comply with State and City requirements. Need to discuss and if no changes vote to submit the policy to the Board. HOA members read a statement of issues concerning the Solar Panel Guidelines that they thought were to be finalized at the meeting. The ACC was going to approve the Guidelines and then send them to the Board for review and legal prior to approval. They want a member sub-committee to work on the Guidelines and make them stricter**. The members were also upset that an application had not been presented to the ACC. McNultry, stated in his defense that he attended an ACC/Board meeting and asked about Solar Panel requirements and the response was that the HOA did not have any requirements and Hutton was assigned to take that task on. McNultry stated he then went through all the steps required for adding Solar Energy Panels getting the permits etc., but did not fill in an application. About this time the meeting dissolved into chaos. Somehow Coffey made a motion for creating a sub-committee, seconded by Baker and motion was approved by the ACC. Coffee is to take the lead on the sub-committee.*

**** Please note that the ACC Draft Solar Guidelines are based on Washington State Law and other Washington state community HOA Solar Energy Panel Guidelines. They may not meet the complaining neighbor's wants, but the Guidelines do support all the OCHL-12 homeowners rights in the HOA. A Draft of the Guidelines to be attached to the minutes.**

(b) *Artificial grass installations - A recent installation where artificial grass was installed along with a fountain possibly causing water damage to a neighboring property raises the need for looking into developing a policy on the installation of artificial grass. The city recently established a policy. Need a volunteer to take the lead. NOT DISCUSSED*

- (c) *We have a formal complaint of unsupervised/unleashed dogs in our Bayview Park. Last week Baker observed two dogs in the park and talked to the owner at 6130 Bayview advising them of the complaint and the requirement the dogs be leashed. This owner stated their dogs would not hurt anyone and to go ahead and file a complaint Baker then filed a complaint with the city and was advised that their animal control officer would talk to the owners. Baker explained that he was told to call 911 for non-emergency action by the Mukilteo Police Animal Control.*
- (d) *Last year we agreed to take on the mowing of a strip of golf course grass near on the north side of Bayview Drive near the golf cart crossing. The golf course asked us to do this as their shorthanded crews were not mowing it on a regular schedule and it was looking bad. We agreed to do it for one year while they got back on their feet financially. We were also looking to build a better relationship with them. The year is up. The cost to us in the Monarch contract was \$2,928. Discuss. NOT DISCUSSED*
- (e) Any other new business?

(1e). Question as to why an item was dropped from the ACC Agenda concerning Auto Repair Shop and Garbage cans located in front of the home. The ACC and Board investigated as well as asked the City of Mukilteo to look into this issue. Nothing was heard from the City and the Board stated that we could not prove that it was more than an Auto Club doing repairs in the garage/driveway. However the Garbage cans located in the driveway still need to be addressed. Earlier the owner stated he did not have room in his garage for the containers. It is up to the owner to find another location for the containers if there is no room in the garage. (photo attached)

5. Meeting was adjourned at 7:35 pm
6. Next Meeting January 4, 2022

PHOTOS TAKEN 12/9/2021

GARBAGE CONTAINERS LEFT IN FRONT OF THE HOUSE

OWNER STATES HE DOES NOT HAVE ROOM IN HIS GARAGE. IT IS THE OWNERS RESPONSIBILITY TO FOLLOW THE COVENANT AND MUST MOVE THE CONTAINERS TO SOMEPLACE OUT OF SIGHT.

The white looking bags have been there for a year and look to be deteriorating.
The tire has been there for a month now.

