

OCHL-12 HOMEOWNERS ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES

March 1, 2022

ZOOM MEETING

ACC Officers: Dani Folsom: Chair, (OPEN) Secretary, Kellie Coffey, Al Prescott (Windward Bluff), Joe Rystrom, Mike Sibley, Michael McMillan

Attendees: Dani Folsom, Kellie Coffey, MaryLynn Birney, Joe Rystrom, Michael McMillan, Mike Sibley, Al Prescott

1. Meeting called to order at 6:02 pm
2. Approved February 2022, Meeting Minutes. Motion to approve: Kellie Coffey, Seconded Dani Folsom
3. ACC Team
 - a) ACC Secretary – Still open. ACC Secretary will be the back-up to ACC Chair and will be responsible for documenting monthly meetings. This is a good role for someone interested in assuming the role of ACC Chair.
 - b) Mike McMillian has offered to take responsibility for all outdoor projects including upkeep of the trail and the St. Andrews Drive Pond (Bio Swells). Thanks Mike!
 - c) HOA Annual Meeting has been moved tentatively to September 2022. Any projects completed in 2021 and YTD 2022 will be reported at this meeting. A fall meeting is preferable to a year-end meeting due to the weather, Holidays and the fact that a few of us are new to our current roles.
4. Current Projects
 - a) New HOA Policies

Window System Policy – Policy will state that any window replacement system including frame and glass must mirror the current window system. Any other changes must receive ACC approval. Policy in process of review and approval.

b) Golf Course 13th Fairway/Bayview Community Hillside

- Project name has been changed to “Vegetation Management Plan”. This project will probably span over a couple of years to allow removal of trees in phases to ensure hillside stability as new trees/shrubs are planted.
- ACC vote approved for contracting with Geotest (Arlington) at a cost of \$500 to \$800 to prepare an overview of the condition of hillside and impact to clearing select trees and vegetation. Target is to remove Alders, trim dead brush and plant new trees/shrubs that will help mitigate erosion. Kellie approved and Dani seconded.
- Landscape architect to support this effort for tree replacement, as required by the city, to be proposed by May 2022.
- Validation for this project is supported by costs of approximately \$8,000 in costs that have been incurred for removal of fallen alders during 2021-2022.

c) Andrews Drive Pond (Bio Swell)

- Bodine Construction to join future ACC meeting to discuss recommendations. No new effort on any open items with them until July/August 2022
- Mike will also assume responsibility for handling this project.
- Mike McMillan offered to take pictures of the any part of the HOA grounds.
- Discussion on shrubs planted last year that did not survive and numerous dead trees throughout the native forest area. Kellie mentioned that we may have a percentage of shrubs that can fail without requiring replacement. This will be verified.

d) Review of trees with view obstruction within the HOA community (Including Golf Course and Windward Bluff)

We need to address open HOA issues that were reported but not addressed.

e) Windward Bluff Golf Ball Issue – We will be looking at options with netting to help address this issue.

f) Meeting adjourned at 6:58 pm