

OCHL-12 HOMEOWNERS ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES

June 7, 2022

ZOOM Meeting and Onsite Golf Course Meeting Room

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

Attendees: Dani Folsom, MaryLynn Birney, Joe Rystrom, Philip Falk, Al Prescott, Dave Baker, LeRoy McNulty

1. Meeting called to order at 6:30 pm. Meeting was delayed by half an hour since the room used at the Golf Course was double-booked. So, the decision was made to meet via ZOOM. Several members drove back home for the meeting.
2. May 3, 2022, Meeting Minutes Approved by Email
3. ACC Secretary (back-up to ACC Chair) is still open
4. Sean Wiegand had been selected as ACC Member to replace Mike Sibley while he is out on a 4-month military assignment. However, Sean has given notice due to personal time constraints.
5. HOA Annual meeting is still planned for September. Location is pending available venues. The Mayor and Crime Prevention Officer will be guest speakers.

6. **ACC Projects**

- *59th Place homeowner replaced all front yard sod with white rocks. That same day the homeowner was called and told that the white rocks were not approved. An email with the HOA CC&R's was sent to this homeowner and their attorney to validate that an application was required for their front yard landscaping. It was also noted that this homeowner was in violation of changing out street-facing windows without an application. Homeowner submitted application for the front and back yard landscaping. However, the application lacked the right information. Pictures of other neighborhood homes were sent to this homeowner and his attorney as well as examples of other homeowner applications.*
- *Bayview homeowner submitted application for heat pump and has requested approval. Originally this heat pump was part of a solar panel project, but it was decided to approve this separately from the*

solar panel application. Email with letter sent in April was resent and Rystrom also delivered a printed version to the homeowner.

- *Same homeowner stated that letter needed to be sent by certified or registered mail. Attorney confirmed that if the homeowner sent the original request via email, a formal delivery process was not required.*
 - *Fence application received from Rystrom and was approved.*
 - *Huge tree has uprooted about mid-point on the forest trail. The root ball was significant and taller than Rystrom by a couple of feet. This will be addressed with a bid to a couple of tree removal suppliers.*
- **Golf course issues**
 - **OPEN:** Madronas are starting to grow along the 12th fairway. Need to get City approval to move these or remove seedlings at an early stage of growth. One large madrona looks partially dead. Asking City to be able to trim branches or relocate this Madrona.
 - **OPEN:** Fairway golf balls are hitting Windward Bluff townhouses since new replacement trees are not tall enough. Will ask Golf course for their netting source and discount to determine cost to support Windward Bluff.
8. **Monarch Landscaping Services**
- Irrigation issue noted along St. Andrews Drive and at the front entrances noted by Dave Baker.
9. **Projects on Temporary Hold**
- Golf Course Fairway/Bayview Community Hillside – 13th Fairway Vegetation Management Plan – Replacement of alders and vegetation over a 2-year period to mitigate risk with erosion of the hillside.
 - Interview landscape architects for proposed 1–3-year plan
10. Meeting Adjourned at 6:59 pm. **Note:** Meeting notes includes ACC email correspondence that occurred after the May ACC meeting.