

OCHL - 12 HOMEOWNERS ASSOCIATION

ARCHITECTUAL CONTROL COMMITTEE (ACC) MINUTES

July 6, 2022

Via Zoom Meeting

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

Attendees: Dani Folsom, MaryLynn Birney, Al Prescott, Joe Rystrom, Dennis Hutton, David Baker, LeRoy McNulty, Michael McMillan, Mike Sibley.

1. Meeting called to order at 6:01PM by President Folsom
2. Baker wanted to know how the board was going to handle the upcoming elections. Folsom said there would be three board positions open, and Baker thought there would be five. It was confirmed with our attorney that there will be 5 open positions (with 2 positions serving their terms through the end of 2022). An announcement will be going out to the HOA membership with information on the annual meeting, board openings, and nomination process once meeting time, date and location have been established.
3. Folsom said Rosehill and City Hall are both being considered for the annual meeting. Rosehill has not yet opened reservations for September, and City Hall is still to be determined on their post-covid meeting room policy as far as public access.
4. Folsom updated recent tree concerns including girdled (vandalism) trees that had recently fallen on HOA or HOA adjacent property. Police were called to file a report, and the City said it appeared to be on HOA property. Total Tree was called to remove fallen trees and clean up the branches. Discussion followed with Baker, Prescott and Folsom, if fallen trees were actually on HOA property. Trees fallen/leaning behind Falk's (HOA property) and Park's (probable City property) houses need to be assessed.
5. Folsom said landscape contract is due for renewal at the end of the year (confirm), and board will be putting out a Request for Proposal to incumbent Monarch and at least 2-3 others (IE Avid and Premier) to have some healthy competition. Folsom added that we may break HOA areas into zones for ease of the bidding process. Baker remarked that Monarch has done an excellent job over the years. Rystrom said the grass strip that Baker added to the landscaping contract for the golf course on Bayview will no longer be paid for by the HOA after the renewal.

6. Hutton and Baker brought up that Monarch hasn't been trimming back 4 feet and 7 feet vertically from St. Andrews south of sidewalk, or trimming the grass and weeds around the trails. Rystrom will communicate with Monarch to do those tasks, as well as check all irrigation has been turned on and functioning.

7. Folsom said she been communicating with the City to request approval for re-graveling some of the trails. If City disapproves, wood chips may be an option, although not ideal.

8. Folsom said ACC/board are working on an online storage system for ACC applications and related documents.

9. HOA ACC issues: Rystrom said noncompliance issue with homeowner on 59th in regard to their front yard renovation without an ACC application has been resolved. Homeowner is cooperating and homeowner said work will continue by the end of July. Homeowner on Bayview with unauthorized solar panels has not yet been resolved. Letter received from homeowner and board will be discussed with HOA attorney this week on next step.

Forest Trail: A tree completely uprooted and fell over and another tree next to it has rot at the base of the trunk. Both trees will be cut down by Total Trees and left in the wetland area. The root ball will be cut from the uprooted tree to fill in the hole that was created when the tree fell over.

Safety Signs on Forest Trails: Hutton in an email sent a reminder that we still need to address the safety signs on the forest trails, especially where tree root systems may cause someone to trip. This will be addressed once we have completely the "gravel update" on these trails.

St. Andrews Bio-ponds: Per Hutton, a drawing for the depth and size of the only pond in the wetlands needs to be addressed when Bodine cleans out all three bio-ponds.

Back-flow Testing: This activity needs to be added to our annual event calendar.

10. Folsom said stormwater pond maintenance at the bottom of St. Andrews is still being worked on. Sibley and McMillan volunteered to assist.

11. Wasp nest removal at Park. Rystrom said problem has been remedied.

12. Playground at Park. Folsom said new playground equipment may be discussed at annual meeting.

13. MaryLynn Birney created our first HOA newsletter by this current ACC and Board team. Great work MaryLynn!

14. Charles Desilets, a long-term HOA homeowner and prior board member passed away in June. We would like to recognize Charles for all his time and involvement he had with the community to make it a better place for all of us. His homeowner policy violation letter will be used as our standard for notifying homeowners of violations that need to be addressed. It was really well written.

15. Meeting adjourned at 6:59PM by Folsom.

16. Reported by Joe Rystrom.