

# OCHL - 12 HOMEOWNERS ASSOCIATION

## ARCHITECTUAL CONTROL COMMITTEE (ACC) MINUTES

August 10, 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, Michael McMillan, Mike Sibley.

1. Meeting called to order at 6:05PM by Chair Folsom
2. Annual Meeting Preparation. Folsom updated on the annual meeting preparation. Tom Jordal is working on securing Mayor Marine's schedule as guest speaker. Once Marine's schedule is established, date can be set and confirmed, which will likely be convened at Rosehill. Rosehill has various room sizes for rent. Still refining nomination and voting process and a notice to the HOA to be put out. Discussed title changes to reflect the role of each director (IE Compliance Director, Communications Director).

At the HOA meeting, officers would introduce themselves in front of the HOA membership, and a slide show would be welcomed to show all the accomplishments over the past 2-3 years.

3. ACC Committee. Folsom outlined idea of increasing ACC committee from 5 to 7 members, to balance the increased responsibilities, requirements, tasking, such as applications and issues of non-compliance, overseeing landscape and other contracts, website and meetings/events. This would be put up for a vote at the annual meeting.
4. Tree update. Folsom said several trees in the HOA need to be cut due to being dead or leaning, including properties adjacent to Birney, McMillan, 6108 Bayview, Bayview Park and others. Already fallen trees along St. Andrews need to be pulled into wooded to area, as is unsightly. Total Tree will be tasked to remove/cut as soon as available.
5. Folsom said RFQ (Request for Quote) to be released in August, any future agreement will have consequences if contractor doesn't perform as agreed upon. New agreement will include maintenance around stormwater ponds on St. Andrews that Dave Baker has been maintaining.

6. Folsom reported that city (Linda?) said it was OK to re-gravel already graveled areas, but no new areas. Folsom said Monarch stated they would re-gravel needed areas at gravel cost only, not extra labor/time.

7. Folsom led a conversation on a possible upcoming artificial turf policy. Birney and Prescott pointed out that any policy would have to take into consideration the size of the area to be artificial turfed, as well as drainage.

8. ACC open issues:

Bayview solar panels. Awaiting a response from homeowner from HOA attorney.

59<sup>th</sup> Place – neighbor lot maintenance/view complaint – Folsom will address.

117<sup>th</sup> Place SW – homeowner said homeowner is complaining about Lebanese cedars – Folsom will address.

59<sup>th</sup> view complaint on lower neighbor – waiting for formal complaint.

9. Bayview Park full upgrade/replacement on hold. Folsom: Continuing bidding process on refreshing with new paint/stain, repair tire swing, replace decayed wood beams. Birney and Prescott are in favor of considering Trex or other composite, a product more durable and long-lasting.

10. Folsom provided update on stormwater pond on St. Andrews. Bodine construction to complete work for approx. \$10,000 before the end of September. Sibley and McMillan to oversee. Folsom said city confirmed no permit needed.

11. ACC – Applications for Approval of Improvements

Approved - Garage Door replacement, 5924 117<sup>th</sup> Pl

Approved - Retaining wall installation, drainage work, front lawn, 6111 Bayview Dr

12. Meeting adjourned 7:10PM