

OCHL - 12 HOMEOWNERS ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES

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

Wednesday, November 2, 2022

Via Zoom

ACC Members in Attendance: MaryLynn Birney, Phillip Falk, Dani Folsom, Michael McMillan, Joe Rystrom.

Others in Attendance: LeRoy McNulty.

Meeting called to order at 6:01 PM by Chair Folsom

Folsom informed ACC, today's ACC meeting and Board meeting are intended to be more abbreviated in nature, due to all the prep time for the annual meeting by ACC and Board volunteers.

OLD BUSINESS:

1. Tree Maintenance

Total Tree is back in operation and will be contacted by Rystrom to schedule a walking tour and assessment for potential problematic issues on nature trail by Windward Bluff, behind 6211 and 6207 Bayview, southwest of 6108 Bayview, Bayview Park, bottom of St. Andrews near monument, other identified areas, and cut up already fallen tree by golf cart bridge.

STATUS: OPEN

2. Request for Quote/Proposal for landscape contract

Folsom is finishing up requirements for RFQ/P. Added will be trimming area near bio-pond, and remove area on Bayview strip, which is golf course owned. Or, have golf course reimburse HOA for maintaining this strip. Add additional language for consequences for non-performance, and attending ACC meetings quarterly to update committee on state of HOA landscaping and any issues that need to be addressed. Draft RFQ/P should be ready in November, and for dissemination in early December. All interested vendors will be required to attend tour of areas included in contract.

STATUS: OPEN

3. Bio Pond

Bio pond was cleaned out in October. McMillan to monitor how it is performing after recent rains, and if any adjustments need to be made.

STATUS: CLOSED

4. Monarch Update (landscaping vendor)

Per Enrique Estrada, Branch Manager, the sprinklers were turned off and winterized by an irrigation tech on October 27. Plants replacement is to start in St. Andrews on November 8 with the goal of finishing everything in the next couple of weeks, and will send updates.

STATUS: OPEN

5. Solar Panel Issue

The ACC briefly discussed updates, and HOA attorney sent owners a letter in reference to panels, and has not yet heard back.

STATUS: OPEN

6. 2022 Annual Meeting

Meeting went very well and a lot of positive feedback. We had a record attendance due to concerted efforts, reminders, word of mouth and banners at monuments for the first time.

2018 - 19 HOA members were in attendance

2019 - 26 HOA members were in attendance

2020 - 29 HOA members were in attendance

2022 - *47 HOA members were in attendance*

A quorum, however, was not met. Folsom is coming up with a plan, in accordance with the bylaws, to have a second meeting and an additional opportunity for members to participate in the HOA election. McMillan will have another ppt slide show for the second meeting.

STATUS: OPEN

7. Lot Maintenance Violations

Letters went out to members in violation of HOA CC&Rs for lot maintenance. Most members are now in compliance. One home on St. Andrew didn't believe they were out of compliance, and one home at Preswick and Bayview remains out of compliance.

STATUS: OPEN

NEW BUSINESS:

1. Monument Lighting

Some of the lighting is burned out at the monuments. Folsom to contact Good Sense Electric, to assess and repair.

2. Artificial Turf

An artificial turf policy was brought up at annual meeting and a member wanted to know more. In the coming months, a policy will be developed by ACC.

3. View Complaint

New view complaint at 117th and 59th. Falk to take lead.

4. Applications for *Approval of Improvements* received:

St. Andrews: new heat pump - *approved*

5. McNulty / ACC

Mr. McNulty volunteered himself and neighbor Mr. John Tousley to be on the ACC, via email. Consideration is on hold until solar issue is resolved.

Meeting adjourned at 6:40 PM by Chair Folsom.

Prepared by Joe Rystrom. Note that information was added for any ACC emails with ACC business during the period from the last board meeting to this one.