

OCHL - 12 HOMEOWNERS ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES

Wednesday, September 7, 2022

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

Attendees: Dani Folsom, MaryLynn Birney, Joe Rystrom, Michael McMillan, Phillip Falk

Meeting called to order at 6:03 PM by Chair Folsom

1. Tree Updates - Planned tree removals or limb removals

- Tree on right side of St. Andrews bottom exit is dead
- Tree on St. Andrews leaning
- Trees by behind Bayview Dr. on trail
- Trees along St. Andrews Drive where sawn trunks are viewed from street need to be pulled into greenspace
- Sawn tree logs on St. Andrews Place by golf cart bridge need to be removed
- Select firs around the HOA will have limbs removed
- Tree at Bayview Park is dead - double check this

2. Annual Meeting Preparation

- Joe Marine confirmed date – Oct 25. Still trying to finalize venue.
- Discussed and proposed new policies to be on ballot:
 - 1) Expand ACC from 5 to 7 members.
 - 2) Prohibit the building of Accessory Dwelling Units (ADUs) on existing homeowner lots.
 - 3) ACC submission of plans application that are submitted after the project has been completed. The current policy only addresses applications to a home or before changes are made.
 - 4) Add detailed Solar Policy guidelines for installation restrictions.
 - 5) Limit when or if resigning board members can be re-elected to Board.
- Restructuring of ACC - Open Forum
 - Positions - Vice Chair, Landscape contract, Communications, Systems, HOA Issues, Trees, Project Management
- Incentives to participate

3. Landscape Maintenance Contract RFQ is being worked on.

4. Bodine Construction scheduled to start bio-pond clean-up on September 14th and finish on the 15th.

5. McMillan to assisted with photos of greenspace graveled path to show areas where gravel has thinned out or needs to be leveled. Request proposal from Monarch to level gravel on all paths at their cost and labor (no profit upcharge).

6. Solar Panel Issue

No updates.

Meeting adjourned at 7:15 PM by Chair Folsom

Prepared by Joe Rystrom.