

OCHL - 12 HOMEOWNERS ASSOCIATION

ARCHITECTUAL CONTROL COMMITTEE (ACC) MINUTES

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

Wednesday, March 1, 2023

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

Others in Attendance: LeRoy McNulty, Gail Milli, Ahmed "Ash" Hussain

Meeting called to order at 6:11 PM by Chair Folsom

OLD BUSINESS:

1. 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.

UPDATE 11/23/2022: Per Zac of Monarch replaced the 24 arborvitae at Clubhouse Lane, the 3 at Saint Andrews, and the 9 Arborvitae and the boxwood at the bottom entrance, and will be getting mulch installed next week, and then are hoping to complete the ASL as well.

UPDATE 02/08/2023: Email per Zac of Monarch: Per Zac of Monarch:

- The intention was to have both sides match, will make sure the arborvitae get adjusted as needed so that they have enough space.
- Maintenance services in January were performed January 12, 19, and 26. Also serviced last week on February 2.
- Can do the ASL at any time, however it is most effective a little later in spring.

UPDATE 03/01/2023: Rystrom sent email to Monarch inquiring on the remediation status and ACC's expectations for completion.

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.

UPDATE: RFQ/P pushed out due to ongoing the arborvitae and other issues. Current contract pushed out to April 2023.

UPDATE 02/08/2023 Rystrom will be taking lead on this, for a spring new agreement start date. Prescott (Windward) suggested to include in RFQ/P NW Landscape and Eastside Landscape.

UPDATE 03/01/2023 Hussain to proceed with draft RFQ/P.

STATUS: OPEN

3. 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.

Folsom, McMillan, Prescott and Rystrom did a walking tour of needed tree/limb maintenance due to previous wind damage on 11/10/2022. Bid received to service approximately 20 trees, and was approved. All work had been completed satisfactorily.

UPDATE 02/06/2023 Total Tree went to three homes on St. Andrews and Bayview, and trimmed back or cut leaning trees or otherwise potentially damaging property.

UPDATE 03/01/2023 Rystrom to contact Total Tree for additional work needed.

STATUS: OPEN

4. Solar Panel Issue

The ACC briefly discussed updates; ACC had hoped to meet McNulty and his representative in November or December to finalize the issue. However, McNulty's representative requested an extension for meeting with ACC to postpone until January, due to representative having jury duty and McNulty scheduled for a surgical procedure. ACC granted the extension request. HOA attorney has sent a letter in reference, and has not yet heard back as of Dec 8. Meeting shall be scheduled for near the end of January 2023.

UPDATE 01/30/2023 The ACC met with the McNulty's and their representative Mr. Tousley on Mon, Jan 30, at 7:30 PM, at Rose Hill Center, to provide an opportunity to dialogue on the solar panel noncompliance issue. HOA legal counsel was also present. The meeting lasted for approximately 75 minutes, and both sides had an opportunity to present their case. At the end, Mr. McNulty agreed to submit a proposal to relocate the panels to the back of the home, and/or ground mounted panels by the end of the week.

UPDATE 02/06/2023 Email excerpt received from Mr. McNulty: I heard from Blossom Solar today. They are working on a secondary plan to modify the originally installed configuration of our solar arrays. The rooftop and ground options will need to be measured to see what will fit. I don't know when that might be happening, but they are working on it.

UPDATE 02/15/2023 McNulty updated Rystrom that the Solar Blossom rep is just now getting back to him, due to death in the family. McNulty also said the relocation of panels may necessitate replacing the roof. More information to follow.

UPDATE 03/01/2023 McNulty updated the ACC at meeting that he is still working on getting a bid and plan from Solar Blossom. Per McNulty, another solar panel contractor informed him it would cost \$20,000 to relocate panels and repair roof, and he is getting a bid and plan from this contractor as well. The Committee reiterated its position that it is in the best interest of both parties to resolve this matter without going through the costly arbitration process. McNulty said he would need more time to get plans and bids, as he and wife are leaving town for family reasons for three weeks starting Mar 3. McNulty said his neighbor, however, would continue getting plans and bids in his absence. Chair Folsom agreed to extend the date to April 1, for McNulty to submit plans to ACC to relocate or move panels, in accordance with HOA Solar Panel Policy. McNulty accepted.

STATUS: OPEN

NEW BUSINESS

5. Homeowner on Clubhouse Lane inquired about the view impairment complaint process, and ACC informed homeowner of the process and procedure.

6. Applications for Approval of Improvements received:

Garage door replacement on Bayview - *approved*

Meeting adjourned at 7:37 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.