

OCHL - 12 HOMEOWNERS ASSOCIATION

ARCHITECTUAL CONTROL COMMITTEE (ACC) MINUTES

ACC Members: Dani Folsom, Chair, Joe Rystrom, Secretary, MaryLynn Birney, Dahlia Campbell, Kevin Harrison, Michael McMillan, Mark Powers, Al Prescott (Windward Bluff Liaison)

Wednesday, June 4, 2025

ACC Members in Attendance: Dahlia Campbell, Kevin Harrison, Michael McMillan, Mark Powers, Al Prescott, Joe Rystrom

Others in Attendance: N/A

Meeting called to order at 6:02 PM by Joe Rystrom

Approval of Minutes: Minutes for May 7, 2025 are APPROVED.

OLD BUSINESS:

1. Commercial Truck in Driveway on Bayview Dr.

02/07/2024 A homeowner on Bayview Drive was sent a compliance letter for parking a commercial truck in the driveway repeatedly for greater than 72 hours. Fines may begin in March.

UPDATE: 03/06/2024 Truck appears to move every 72 hours. Will research the details of our parking rules and fines.

UPDATE: 04/03/2024 – Mary Lynn offered to research and clarify current parking policy in CC&Rs, will send out to ACC team.

STATUS: OPEN

2. View Issues

UPDATE 10/02/2024 New view impairment complaint from homeowner on 59th and St. Andrews Complainant has attempted to make contact with member potentially affecting the view, to no avail, and has requested assistance from the ACC. Birney and Rystrom performed a site visit on Sept 11, with printed photos. Homeowners declined to look at, or receive the photos, and stated that they will have their landscapes cut back some of shrubs blocking the views. Compliance letter mailed on approximately September 14, 2024.

UPDATE 11/04/2024 59th and St Andrews view issue: Homeowner impairing the view completed some trimming, however, it doesn't appear to the level necessary for the allowable 25%. A second compliance letter was sent out on October 18, 2024. Both parties have retained legal counsel. HOA will still be involved.

UPDATE 04/02/2025 Per Folsom, homeowner impairing the view, addressed off of St Andrews is requesting a hearing with the Board and ACC, which is a positive development. This will be scheduled in May or June, potentially at the complainant's residence to facilitate first hand the view obstruction.

UPDATE 05/07/2025 Homeowner with active view impairment complaint updated the ACC. Homeowner below complainant has made some steps to reduce the blocked view, however, it is not sufficient alleviate the 25% allowed by the View Protection Policy. Harrison will draft a letter to send to homeowner, with intent to fine.

STATUS: OPEN

3. Landscape Contract

05/07/2025 Folsom will start drafting Request for Proposal for the landscaping contract ending in October 2025.

STATUS: OPEN

4. Landscape Contract

05/07/2025 Received two covenant complaints:

- 1) Preswick - landscape lack of maintenance
- 2) Bayview - landscape lack of maintenance, peeling paint.

These both are recurring infractions, and 3rd/final letters will be emailed and mailed via USPS.

UPDATE 06/04/2025

1) Preswick - landscape lack of maintenance - *homeowner has remedied the issue within 15 days (Status: Closed)*

2) Bayview - landscape lack of maintenance, peeling paint. *homeowner **has not** remedied the issue within 15 days, and fines by ACC were approved to commence mid-June 2025, if issue has not been remedied.*

STATUS: OPEN

NEW BUSINESS

ACC discussed the following ACC items:

- 1) Fence issue on top Bayview, with OCHL-N complaint.
- 2) Lot maintenance complaint (stored cars and weeds etc) property NE corner of Bayview and Clubhouse.
- 3) Backyard project follows up in reference to structure height and footprint. Neighbors on all sides will have an opportunity to concur.
- 4) Michael will help and assist Dani with landscape RFQ. Dahlia will notify potential landscape vendors once RFQ is complete and help manage bid and award process.
- 5) Michael and Joe will lead a volunteer trail work party on Sat June 14. 9-11 AM. Joe will send a notice to membership. HOA will furnish coffee, donuts, h2o.
- 6) unassigned - new garage door without an app prior to installation. Fine \$100.00 on Bayview.
- 7) New potential volunteer Cate was unavailable to make meeting after all. Will Hope to make July meeting.
- 8) Home on Bayview Dr was notified on May 16 that a change in garage doors without an approved application is against HOA policy. Homeowner, subsequently submitted an after the fact application, which was approved. A fine for starting work before an application was submitted, was approved by the ACC and sent to homeowner, which was promptly paid.

Applications for Approval of Improvements received:

Meeting adjourned at 6:55 PM by Joe Rystrom.