

OCHL - 12 HOMEOWNERS ASSOCIATION

ARCHITECTURAL 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, August 13, 2025

ACC Members in Attendance: MaryLynn Birney, Dahlia Campbell, Dani Folsom, Kevin Harrison, Michael McMillan, Mark Powers, Joe Rystrom

Others in Attendance: Corky Townsend, Michael Wang

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

Approval of Minutes: Minutes for July 9, 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.

UPDATE: 7/9/2025 – Accumulated fines, penalties, interest have resulted in a lien and recorded with the county.

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.

UPDATE 08/13/2025 One recurring and one new view case will be assessed upon complainant and ACC availability.

STATUS: OPEN

3. Landscape Contract

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

UPDATE 08/13/2025 Folsom presented first draft of the RFQ. Remarks and recommendations were made, and Folsom will incorporate in next draft.

STATUS: OPEN

NEW BUSINESS

1) Guests, Corky Townsend, Michael Wang, were warmly welcomed and introductions were made from the ACC team, as well as an overview of the duties and responsibilities of the ACC. Both Townsend and Wang were invited to participate in the ACC.

2) Covenant enforcement: Notices sent out in July:

- 1) Fading/discolored/peeling paint and vegetation on roof/gutters

- 2) Fading/discolored/peeling paint on railings and trash bins in front of house
- 3) Fading/discolored/peeling paint and trash/recycle bins visible from front of house
- 4) Trash bin in front of house
- 5) Trash bin visible from front of house

Applications for Approval of Improvements received:

Window replacement on St Andrews - *Approved*

Meeting adjourned at 6:50 PM by Dani Folsom