

## OCHL - 12 HOMEOWNERS ASSOCIATION

### ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES

#### December 2025

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

#### **Wednesday, December 3<sup>rd</sup>, 2025**

Board and ACC Members in Attendance: Dahlia Campbell, Dani Folsom, Joe Rystrom, Kevin Harrison, Marylynn Birney, Al Prescott, Mark Powers.

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

**Approval of Minutes:** Minutes for November 1st, 2025 are **APPROVED**.

#### **OLD BUSINESS:**

##### **Golf Course Trees - STATUS: OPEN**

**1.** We have an **open discussion with the golf course** regarding the trees' condition at some parts of the golf course that are affecting homeowners.

**Updated: 12/03/25** - Mary Ong and Dani met with Shawn with the **Golf Course**, went through 12 and 13 fairways, they are going to work with us in getting trees trimmed or cut down.

##### **2. Commercial Truck in Driveway on Bayview Dr. - STATUS: OPEN**

**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.

**Update: 12/5/2025** – House was sold and the new owner is hoping to take possession early December. They have to go through the eviction process and will do clean up right away to meet HOA requirement as soon as they take possession of the house.

### **3. Playground equipment – STATUS: OPEN**

**Nov 2025** – The chosen design has been ordered, and a project manager has been assigned.

**Oct 2025** - We received 2 bids. Joe will work on finalizing the price

**UPDATE 11/5/25** – ACC has decided on a design and will move forward to have the equipment ordered.

### **3. VIEW ISSUES**

#### **View Impairment - 119\*\* 59th Ave. W. - STATUS: OPEN**

**UPDATE 11/05/2025** – The homeowner attended to provide their perspective on the View Impairment Complaint against trees on his property on 119\*\* 59th Ave. W. After discussion, the homeowner agreed that he could take some action to minimize the alleged complaint by removing one of his trees, which should open the view. The ACC will follow up with the complainant.

**UPDATE 12/3/2025** The homeowner with the view impairment complaint has submitted additional information for consideration. The ACC will review the additional information.

### **NEW BUSINESS**

- **Michael McMillan** has stepped down from ACC membership.
- **Dani Folsom's** last day on HOA board will be December 31<sup>st</sup> 2025.

**A Special thank you to Michael and Dani years of service to the HOA!**

**1) Bio Pond** – Dani will have Jorge cleaned the bio pond

**2)** The ACC recommended and the board approved a fine for failure to send in application for exterior painting at home on 118xx 59<sup>th</sup>.

#### **Applications for Approval of Improvements received:**

None this month.

Meeting adjourned at **7:42 PM** by Dani Folsom