

**Ludlow Maintenance Commission
Architectural Control Committee
Post Office Box 65060
Port Ludlow, WA 98365**

~ Approved ~

Minutes of the Regularly Scheduled January 3, 2011 ACC Meeting

Members Present: Jeff Beres, Vaughn Bradshaw, Bill Clark, Carol Ann Napheys, Noble Nilsen, and Sharron Sherfick

Guests: No guests were present at this meeting

Call to order: The January 3, 2011 meeting of the Ludlow Maintenance Commission (LMC) Architectural Control Committee (ACC) was called to order at 3:08 p.m. by Chair Bill Clark. Alternate members Charlie Jackson and Joe Thompson were not present at this meeting.

Old & New Business in Order of Discussion:

1. Members discussed tree **removal notification for the Port Ludlow Drainage District (PLDD)**. Mr. Clark reported to the committee that he had spoken with PLDD Chair Walt Cairns, who pointed out that the only tree removals that the PLDD wanted to keep track of are trees that are to be removed from vacant lots, not on lots that are already developed or that have a drainage plan in place, this would be to keep track of trees removed so the Washington State Storm Water Manual requirements that are adopted and mandatory in Jefferson County would be maintained, this being that once a tree canopy of 7,000 sq. feet is reached a drainage plan (and Jefferson County tree removal permits) are obtained. Members discussed that this may be an item that should be incorporated into the ACC Policies and Procedures.
2. Chair Clark reported to the committee that the LMC Board had resolved tree issues on Condon Lane, between Mike & Elizabeth Fessler and their neighbors, a former ACC case that first was submitted 3 years ago. LMC Trustees are directing Mr. & Ms. Fessler to remove and/or trim some planted trees on their property that have grown to obstruct their neighbors' views, and to apply to the ACC for approval to remove/trim these trees.
3. Member Sharron Sherfick and Chair Clark conducted a site visit about some hazardous trees located on Pioneer Drive near Jan and Robert Quicks home (on Rainier). Mr. Clark will contact the Quicks to have them file a Hazardous Tree request. Mr. Clark will also contact the property owners to notify them about these trees, which are not posing a direct threat to other properties, but they are leaning toward the road and could fall on passing cars or persons.
4. Chair Clark also reported that he will contact Jimmy Goode, Chair of the Operations Committee (OPS), regarding the OPS decision for a pending request made last summer by **Michael & Jackey Nilssen**, owners of lot # 2-3-199, 51 Harms Lane. Mr. & Ms. Nilssen requested to remove trees, some on their own property and some

of the trees in the large grouping belong to the Kehele park area, which borders the Nilssen's property. After many site visits, and upon Mr. Clark's recommendation, the committee agreed that the trees could be approved for removal, pending the Operation Committees approval.

5. A case regarding unapproved tree limbing conducted July 16, 2010 on lot # 1-2-038, 210 Condon Lane, belonging to Don & Verba Abbott was briefly discussed, Mr. Clark reports that he will do some further research to see what is being decided by the LMC Board of Trustees.

The Minutes of the December 20, 2010 meeting were approved as corrected.

The committee adjourned the regular meeting at 3:34 p.m. Work on the ACC Policies and Procedures draft followed after adjournment.

Respectfully submitted:
Susan Bartkus, ACC Recording Secretary