

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

~ APPROVED ~

Minutes of the Regularly Scheduled October 18, 2010 ACC Meeting

Members Present: Vaughn Bradshaw, Bill Clark, Charlie Jackson, Sharron Sherfick

Guests: Jeff Beres, Paul Mosely, Noble Nilsson

Call to order: The October 18, 2010 meeting of the Ludlow Maintenance Commission (LMC) Architectural Control Committee (ACC) was called to order at 3:04 p.m. by chair Bill Clark. Members Vaughn Bradshaw, Charlie Jackson, and Sharron Sherfick were also in attendance.

New Business:

1. (3:58) Robert Schreyer, owner of lot # 2-3-219, 70 Adventure Lane, submitted a **Tree Removal** request on October 5, 2010. Mr. Schreyer, as indicated by a plot plan and aerial photograph, would like to remove one (1) large Pine tree on the north side of his property. Members will conduct a site visit.
2. (6:00) Verba Abbott, owner of lot # 1-2-038, 210 Condon Lane, has resubmitted a June 23, 2010 (which was withdrawn in August, 2010) **Fence Application**. Ms. Abbott states in her request that the purpose of this fence would be *“to give privacy between houses – front doors face each other – and since new drainage ditch was dug – all shrubs & trees were removed – exposing our properties (neighbor as well).* Committee members reviewed this request, which includes a plot plan and a photograph of her neighbor, Karen Brattain’s property. Neighbor notifications will be sent, and committee members will contact Ms. Abbott to conduct a site visit. Members did review ACC fencing guidelines with guests and what LMC Regulations say about fencing. Neighbor notices will be sent. Chair Bill Clark will draft a letter to Ms. Abbott asking for clarification of what style fence she is requesting.
3. (35:00) Members reviewed a **Tree Removal** request submitted this day, by Kunio Yarita, owner of lot # 2-3-033, 575 Pioneer Drive. Mr. Yaritas requests states *“There are two trees (one hemlock & one cedar) that are approximately 100’ in height on the north side of my property that I would like to limb up approximately 20’ off the ground to improve my view”*. Chair Clark brought in this request, as he is Mr. Yaritas neighbor, he has spoken to neighbors Jim & Mary Brannamen, who approve, but Mr. Clark is rescuing himself from voting on this request. A site visit will be conducted, with results to be discussed at the November 1, 2010 ACC meeting.

Old Business:

1. (24:39) Sharron Sherfick will check with builder Loren Bishop, regarding a **Master Bedroom Addition** he is building for clients Rick & Barbara Dance, owners of lot # 5-0-056, 75 Warbler Lane (this application was submitted on July 19, 2010), as the ACC hasn't had any recent correspondence related to this request.
2. (25:38) Members reviewed a **Shed application** submitted on September 30, 2010 by Tom Conley, owner of lot # 2-2-032, 70 Camano. This new application was submitted by Mr. Conley in response to the committee's request for more information to Mr. Conley's August 19, 2010 shed application. The latter did not have a sketch enclosed, proper setback information, nor had his property been staked out with the shed dimensions. Neighbor notices regarding Mr. Conley's application, were sent on September 30, 2010, responses were due back by October 16, 2010. This day Chair Clark read a response written to the ACC by Melanie Lewis, who owns lot # 2-2-031, 60 Camano Lane, is Mr. Conley's next door neighbor. Ms. Lewis wrote an October 12, 2010 response stating *"Keeping good neighbor relationships positive is important & I do not want to jeopardize them. However, as a past real estate agent in the community, I also know the value of a home & what enhances & detracts from its value. If the Conley's want to build a shed in their backyard, its fine with me. However, my concerns are: 1) we all have backyards that are bogs = very wet. If the shed height roof prevents what little sun there is to penetrate, my yard will remain wet & nothing can grow 2) there are no large trees to hide/camouflage the shed. Its height is higher than the 6' fence. Would prefer the shed to be either built so its roof or any part of it cannot be seen in my yard. Or – build it on the other side of their property. Thank you for letting me state my concerns, I hope the decision made by your committee is a win/win for everyone.* Members hadn't yet had an opportunity to collectively visit this site; they will go after this day's meeting.
3. (31:19) Chair Clark reported speaking with Bob Linrothe, who had submitted a **Tree Removal** request submitted on September 16, 2010. Mr. Linrothe owner of lot # 1-2-040, 192 Condon Lane, requested ACC approval to remove one 8" in diameter Pine Tree, possibly dead. Members visited the location on two occasions, but were unable to contact Mr. Linrothe directly for confirmation of the exact tree, but they suspected which one it was. The committee agreed during the October 4, 2010 ACC meeting to approve this request pending verification of its identity with Mr. Linrothe, this was confirmed during Mr. Clark's conversation with him this day. Mr. Clark made Mr. Linrothe aware of his neighbor, Richard Babaian's suspicion that the tree suffered from a beetle infestation and that he could confirm this by taking samples of the trunk and bark into the nursery that he purchased the tree from. The committee re-approved this request.
4. (41:00) Member Vaughn Bradshaw noted that a **Tree Removal** request wasn't on the ACC Pending Case Agenda. This request had been previously submitted 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. Mr. Nilssen was supposed to meet with members of the committee at the site, but he has been unable to do so as his primary residence is in

California. Chair Bill Clark reported that he had observed someone on the property clearing brush, and that he (Mr. Clark) is in contact with Jimmy Goode (Operations Committee Chair) about the vegetation clearing to be done on the Kehele Park property. This will be put back onto the Pending Agenda and remain pending until Mr. Nilssen is able to meet with the committee, a reminder letter will be drafted by Chair Bill Clark and sent to Mr. Nilssen.

5. (47:10) Chair Clark read to the committee an apology letter from Verba Abbott about a tree trimming violation, which occurred in July of this year. Members asked recording secretary Sue Bartkus to prepare a package for the LMC Board of Trustees that includes a recording of the June 2010 conversation with Ms. Abbott, and the minutes of the June meeting in which she was instructed to submit plans detailing her tree trimming plans and her agreement to do so, and the verbatim transcript that Sue has transcribed thus far; thus enabling the Trustees to thoroughly review this matter.
6. (53:00) ACC reviewed copies of a letter from Ann Bremmeyer to her neighbor Richard & Mary Babaian, about trimming their trees. The committee discussed that this may be Ms. Bremmeyer's way of notifying the committee that she has attempted step one of the new Tree & View Obstruction Regulation.
7. (55:50) The committee extensively discussed LMC Regulations regarding maintenance of undeveloped and developed lots along with the difficulty and the importance of defining and refining these subtleties for the benefit of all owners. Members discussed working on this matter (at the request of the LMC Board of Trustees) with members from the Covenants & Regulations Committee (CRC). Chair Bill Clark requested that the ACC again discuss this during the November 1, 2010 ACC meeting, then he will contact CRC Chair Sally Osborn to schedule a joint meeting.

The October 4, 2010 Meeting Minutes were approved as amended.

The October 18, 2010 ACC meeting adjourned at 4:40 p.m.

Respectfully submitted:
Susan Bartkus, ACC Recording Secretary