

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

~ Approved ~

Minutes of the Regularly Scheduled October 4, 2010 ACC Meeting

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

**Guests:** Richard & Mary Babaian, Dean Nelson

**Call to order:** The October 4, 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.

**Approvals:**

The ACC duly discussed and approved the following requests:

LOT #	Submission Date	PETITIONER(S)	REQUEST
2-3-199	09/09/10	Gerald Purdy	Tree Removal
1-2-040	09/16/10	Bob Linrothe	Tree Removal
2-3-185	09/30/10	Harry Cloutier Family Trust	House Paint
1-2-009	10/03/10	Dean & Sandra Nelson	Trellis Overhanging Patio

**New and Old Business in order of discussion:**

1. (2:00) Dean Nelson, owner of lot # 1-2-009, 441 Montgomery Lane, brought in a **request to construct a cedar wood overhang** (trellis), 10' high by 22' long by 8' wide, above his backyard patio. After review, members agreed to approve this request (pending any findings that would be controversial) after members conduct a site visit, which will be done immediately following this day's meeting. An approval letter will be sent if warranted by site visit.
2. (7:19) Mary Babaian, owner of lot # 1-2-035, 211 Condon Lane, requested that the committee review the March 28, 2009 **View Obstruction request** by Verba Abbott, owner of lot # 1-2-038, 210 Condon Lane, regarding Ms. Abbott's request to have the Babaian's trim vegetation on their lot. Ms. Babaian wanted to review the old request, submitted prior to the new Tree & View Regulation revision and compare it to the new request. Ms. Babaian pointed out to the committee that she was unsure whether the original request was for eleven (11) trees or for two (2) trees, as Ms. Abbott had two slash marks before the word trees. Dr. & Ms. Babaian counted their trees and discovered that there are in fact eleven (11) trees in that area. Dr. & Ms. Babaian brought copies of the prior submission by Ms. Abbott, which had two (2) trees circled with marker. Ms. Babaian also brought copies of a September 3, 2010 certified letter that the Babaian's received from Ms. Abbott, informing the Babaian's that they had ten (10) days to comply or they were in violation. Chair Bill Clark reviewed the June 7, 2010 ACC Meeting Minutes, in which Ms. Abbott had attended

and had reviewed the new procedure that was required by complainants regarding ACC Trees and Views Regulations, which is to contact neighbors to seek an agreement, if this fails, to then seek mediation, after this step, the complainant should then (with documentation of their attempts) apply for action by ACC. Ms. Babaian reported that Ms. Abbott had called her in July of 2007, asking if she (Ms. Abbott) could cut her trees, Ms. Babaian said no. Ms. Babaian reported that the only further contact from Ms. Abbott, regarding these trees has been the recently sent certified letter. Members reviewed how all applicants for Tree & View Obstructions prior to April 10, 2010 had been notified via a letter sent June 3, 2010 that the new Regulation was in effect, how to apply these steps in seeking relief, and that all prior applications were now subject to these steps. Chair Bill Clark informed Dr. & Ms. Babaian that he has drafted another letter to Ms. Abbott regarding the process. The committee extensively conferred about said letter and will prepare this for mailing.

3. (1:06) A **House Paint request** submitted by Harry Cloutier Family Trust, owners of lot # 2-3-185, 81 Seafarer Lane, was reviewed and approved. The colors requested were for BEHR (off white) for the body of the house, and BEHR 985005 (medium slate blue) for the trim. An approval letter will be sent.
4. (1:07) 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 committees 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 new application, were sent on September 30, 2010 with responses due back by October 16, 2010. Committee members will visit the site and review this request during the next ACC meeting on October 18, 2010.
5. (1:12) Members reviewed a Tree Removal application 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. This will remain pending until Mr. Nilssen is able to meet with the committee. 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. During the October 4, 2010 ACC meeting, and again during this day's meeting, Dr. Babaian questioned who would be making the decision pertaining to the trees located within Kehele Park. His reasoning being that since it was common property it should be under the purview of the Greenbelt Committee. Chair Bill Clark recalled a former case in this area and expressed that since it is LMC property, not within the Greenbelt, that it would fall under the purview of the Operations Committee.
6. (1:15) The committee revisited a **Tree Removal** request submitted on September 16, 2010 by Bob Linrothe, owner of lot # 1-2-040, 192 Condon Lane. Mr. Linrothe would like to remove one 8" in diameter Pine Tree which is possibly dead.

Members visited the location on two occasions and have been unable to contact Mr. Linrothe directly for confirmation of the exact tree, but they suspect which one it is. The committee agreed to approve this request pending verification of its identity with Mr. Linrothe. Mr. Clark will continue to try and contact Mr. Linrothe, if confirmed, an approval letter will be sent.

7. (1:18) A **Tree Removal** request, submitted on September 8, 2010 by Gerald Purdy, owner of lot # 2-3-139, 14 Forrester Lane was again reviewed. Mr. Purdy would like to remove a 15" in diameter Douglas Fir Tree that he stated is overtaking his lawn, he would also like to remove or limb up several smaller cedars that are less than 6" in diameter. Members visited the site, and after discussion, the committee agreed to approve this request. An approval letter will be sent.
8. (1:29) Chair Clark reported speaking with, and visiting the home of **Dean Rienstra & Kathy Gager, owners of lot # 2-1-044, 40 Libbey Court.** At this time Mr. Rienstra & Ms. Gager have suspended their plans to expand their master bedroom suite by 450 square feet and add a 40 square foot hot tub deck. They only plan to build a front porch entryway. Committee members voted to approve this change, a copy of these minutes will be put into their file to document this change.
9. (1:32) Chair Bill Clark reported that he was unable to contact any of the parties involved regarding a complaint made by Stephen & Carol Land, about logs left on the neighboring property of Jim McGillis, owner of vacant lot # 1-4-038 (after being cut last year). Mr. Clark will continue trying to contact Mr. McGillis. If he is unable to contact Mr. McGillis, a letter will be sent to notify him of the regulations regarding removal.
10. (1:38) Committee members spent some time to revise the current homeowner request form for Tree Removal.
11. (1:44) Members approved the Minutes of the September 20, 2010 ACC meeting as amended.
12. (1:48) Members discussed working on ACC Policy and Procedures, and the formation of an ad hoc committee, by request of the LMC Board of Trustees, consisting of members from the ACC and Covenants & Regulations Committee (CRC) to address maintenance of improved/unimproved lots.
13. (1:54) The committee discussed complexities within different areas of LMC Regulations regarding maintenance of undeveloped and developed lots, and the difficulty and the importance of defining and refining these subtleties for the benefit of all lot owners.

The October 4, 2010 ACC meeting adjourned at 5:12 p.m.

Respectfully submitted:  
Susan Bartkus, ACC Recording Secretary