

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

~ Approved~

Minutes of the Regularly Scheduled October 5, 2009 ACC Meeting

Members Present: Jim Boyer, Vaughn Bradshaw, Bill Clark, Eve McDougall

Guests: Richard Babaian, Paul Moseley

Call to order:

The October 5, 2009 meeting of the Ludlow Maintenance Commission (LMC) Architectural Control Committee (ACC) was called to order at 3:15 p.m. by Chair Bill Clark. Also in attendance were members Jim Boyer and Vaughn Bradshaw. Member Sharron Sherfick was not in attendance. Attached to these minutes are the Pending Cases that were reviewed during this meeting.

Approvals:

The ACC duly discussed and approved the following requests:

LOT #	In Date	Due Date	PETITIONER(S)	REQUEST
5-0-010	9/29/09	10/29/09	Michael Walker	Tree Removal
5-0-011	9/29/09	10/29/09	Michael Walker	Tree Trimming

Public Forum: There were no issues brought to the committees attention during this forum

New & Old Business in Order of Discussion:

1. Committee members discussed two (2) separate September 29, 2009 requests made by resident **Michael Walker, owner of lot numbers 5-0-010** (a vacant lot) & **5-0-011**, 200 Montgomery Court (the lot that his home is located on). Mr. Walker would like to remove a broken tree 10" in diameter from his vacant lot and trim 5' (five feet) from the top of alder and maple trees on lot 5-0-11 where his home is located. Committee member Eve McDougall raised some concerns that this action may have an adverse effect on erosion as these trees are located on the bluff. Vaughn Bradshaw and Bill Clark visited the site, reporting that the bluff trees have been trimmed previously, with no adverse effects, also, that Mr. Walker would be hiring a contractor to perform the tree trimming (as well as removing the broken tree on the vacant lot). Members agreed to approve this request, an approval letter will be sent.
2. A **View, Obstruction & Hazard Relief Request made by Tim & Carla Caldwell, owners of lot number 1-2-046, 531 Montgomery Lane** was reviewed. Mr. & Ms. Caldwell stated in their request *"We are not asking for trees to be removed. There are 3 lots in front of us who have allowed evergreens to grow up (were not here when we moved in) and they are obstructing our view. We would like them to be trimmed or limbed. Because it involves several properties, we would like someone or the committee to come over to see the situation. We have*

before and after pictures. We have met with one homeowner and will not ask for their tree's removal. Our view can be restored to us – mostly – with some simple limbing. Members agreed that this request could not be considered at this time until the Trees and Views Moratorium is no longer in effect. Their request will remain on the ACC *Tree Moratorium Case File List* to be considered at such a time as the LMC Board of Trustees gives direction to the ACC regarding these matters. LMC Tree and View policy is still being reviewed by legal counsel at the request of the LMC Board of Trustees. The issue of whether the LMC has the authority to require owners to cut or remove trees to maintain or restore views for their neighbors is in question. Members agreed that until legal review of the policy is completed, and the LMC Trustees instruct the ACC to continue considering these cases, all applications to consider Neighbor Tree Removal Requests would have to be suspended, site visits will still be conducted and owners submitting these requests will be sent a letter advising them of this situation, but decisions will wait until the Trustees advise the ACC. Chair Bill Clark has prepared a letter that will be sent to each requestor acknowledging their requests, but advising them of the current situation, this letter will be sent to Mr. & Ms. Caldwell.

3. Eve McDougall brought up a letter that was previously submitted to the ACC, the LMC Trustees and many other entities in Port Ludlow, from members Anita & Dave Weakley regarding Tree removals and how it affects drainage and erosion. A copy of this letter has been posted on the ACC bulletin board. Ms. McDougall wanted to make sure that all ACC members had been made aware of the letter and had read its contents.
4. Paul Moseley stopped into this days meeting to see if any work was being done on the Trees and Views Moratorium issue. Chair Bill Clark assured him that it was.

The next regularly scheduled meeting of the ACC will be held Monday October 19, 2009 at 3:00 p.m. The October 5, 2009 ACC meeting adjourned at 3:37 p.m.

Respectfully submitted:
Susan Bartkus,
ACC Recording Secretary