

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

~ Approved ~

Minutes of the Regularly Scheduled November 1, 2010 ACC Meeting

Members Present: Jeff Beres, Bill Clark, Noble Nilsson, and Sharron Sherfick

Guests: Verba Abbott

Call to order: The November 1, 2010 meeting of the Ludlow Maintenance Commission (LMC) Architectural Control Committee (ACC) was called to order at 3:12 p.m. by Chair Bill Clark. Members Vaughn Bradshaw and Charlie Jackson were not present at this meeting.

Approvals:

The ACC duly discussed and approved the following requests:

LOT #	Submission Date	PETITIONER(S)	REQUEST
2-2-032	09/30/10	Tom Conley	Shed
2-3-219	10/05/10	Robert Schreyer	Tree Removal
2-3-033	10/18/10	Kunio Yarita	Tree Removal

Denial:

The ACC duly discussed and approved the following requests:

LOT #	Submission Date	PETITIONER(S)	REQUEST
1-2-038	10/06/10	Verba & Don Abbott	Fence

New Business: No new requests were submitted for the committee to review.

Old Business:

1. (2:00) Verba Abbott, owner of lot # 1-2-038, 210 Condon Lane, attended this day's meeting to find out what the committee had determined regarding her October 6, 2010 **Fence Application**. Ms. Abbott stated 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)*. Three of Ms. Abbott's neighbors, Dr. & Ms. Babaian & Karen Brattain responded back after notifications had been sent, with objections to the proposed fence. Members did review ACC fencing guidelines with Ms. Abbott, and what LMC Regulations say about fencing, in part

"Fencing is discouraged so as to maintain the open character of North Bay, but maybe allowed at the discretion of the ACC on a case-by-case basis. The ACC may permit fences, for example, for containment of children and/or pets. Comments from adjoining property owners will be considered."

After discussion, Ms. Abbott agreed to the ACC's suggestion that she build a living fence, made of plantings not to exceed eight (8) feet in height, and to be maintained at that height. This would satisfy Ms. Abbott's need for privacy and to discourage passerby from entering onto her property as well as providing an attractive solution from the perspective of her neighbors. A confirmation letter will be sent.

2. (26:00) Chair Bill Clark reported that Mr. & Ms. Abbott did contact Dr. & Ms. Babaian regarding removal and/or trimming of trees that the Abbots say have grown into their view corridor. Dr. & Ms. Babaian are currently out of the area and won't be able to attend mediation until May of 2011, but they have agreed to undergo this process upon their return.
3. (27:10) Members reviewed a **Tree Removal** request, originally submitted on September 8, 2010 by Gerald Purdy, owner of lot # 2-3-139, 14 Forrester Lane. At that time Mr. Purdy stated that he would like to remove a 15" in diameter Douglas Fir Tree that was overtaking his lawn, he also stated that he wanted to remove or limb up several smaller cedars that are less than 6" in diameter. The committee approved this request on October 4, 2010. Mr. Purdy has now written an apology stating that he erred when he completed the original request; he wants to limb up a number of Cedars that exceed 6" in diameter. Members Sharron and Jeff will revisit the site prior to making a determination.
4. (32:00) There has been no Jefferson County Building Permit submission as yet to the ACC regarding a **Master Bedroom Addition** by Rick & Barbara Dance, owners of lot # 5-0-056, 75 Warbler Lane (this application was submitted on July 19, 2010). This will remain on the Pending Case Agenda.
5. (32:32) Members reviewed and approved a **Shed application** submitted on September 30, 2010 by Tom Conley, owner of lot # 2-2-032, 70 Camano. Neighbor notices regarding Mr. Conley's application, were sent on September 30, 2010, with responses due back by October 16, 2010. Mr. Conley's next door neighbor, Melanie Lewis, who owns lot # 2-2-031, 60 Camano Lane, wrote that she was concerned that the height would create excessive shade and prevent vegetation from growth. The committee discussed the issue of shade created by the shed on the neighboring property and determined that the placement of the shed should not cast a shadow on the neighboring property due to the sun angle and the fence. A letter of response will be sent to Ms. Lewis, as well as an approval letter to Mr. Conley.
6. (36:18) 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. Chair Bill Clark reported that he and member Vaughn Bradshaw had conducted a site visit, finding that the tree created large sap and debris deposits onto Mr. Schreyer's vehicle. Members agreed to approve this request, an approval letter will be sent.
7. (38:00) Members reviewed a **Tree Removal** request submitted on October 18, 2010 by Kunio Yarita, owner of lot # 2-3-033, 575 Pioneer Drive. Mr. Yarita's request stated *"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"*. Mr. Clark recused himself from voting on

this request as he is Mr. Yaritas neighbor, remaining members approved this request, an approval letter will be sent.

8. (41:00) Chair Clark reviewed for new ACC members a pending request made 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 case is to remain pending until Mr. Nilssen is able to meet with the committee.
9. (45:00) Chair Clark reported that during the last LMC Board meeting Noble Nilsson was approved as an ACC member and Jeff Beres was approved as an alternate ACC member. Mr. Clark also reported that he will be meeting with chairpersons of the Operations Committee and the Covenants and Regulations Committee to work on refined definitions of vacant and developed lots. Member Sharron Sherfick reported her investigation of how other homeowner associations define these terms. Jefferson County Critical Area Ordinance guidelines and Washington State regulations were reviewed by Chair Clark for the new members. Chair Clark also asked members to review the new View Obstruction Regulation as well as Hazardous Tree guidelines, and see where language could be improved regarding these issues. Members will continue to research and discuss these topics during the slower winter months.

The October 18, 2010 Meeting Minutes were approved as written.

The November 1, 2010 ACC meeting adjourned at 4:15 p.m.

Respectfully submitted:
Susan Bartkus, ACC Recording Secretary