

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

~ Approved~

Minutes of the Regularly Scheduled February 21, 2011 ACC Meeting

Members Present: Jeff Beres, Vaughn Bradshaw (via telephone conference), Bill Clark, Carol Ann Napheys, Noble Nilssen and Sharron Sherfick

No Guests Were Present at this meeting:

Call to order: The February 21, 2011 meeting of the Ludlow Maintenance Commission (LMC) Architectural Control Committee (ACC) was called to order at 3:03 p.m. by Chair Bill Clark. Alternate members Charlie Jackson and Joe Thompson were not present at this meeting.

Approvals:

The ACC duly discussed and approved (some contingent upon site visit findings) the following requests:

LOT	DATE	PETITIONER(S)	ADDRESS	REQUEST
1-1-008	2/07/11	Annette Isaksen	50 Gamble Lane	Tree Removal
2-3-199	8/9/10	M. & J. Nilssen	51 Harms Lane	Tree Removal
2-3-138	2/21/11	Kong & Brace	23 Explorer Lane	Tree Limbing

Old & New Business in Order of Discussion:

1. Members discussed a letter that was sent by resident Richard Babaian regarding a complaint filed over two years ago by his neighbors Don & Verba Abbott, and the response to Mr. Babaian that was written by Vaughn Bradshaw (ACC member and LMC Trustee). The Abbott's had asked the Babaian's to top/trim or remove tree's that had grown above roof height , meanwhile the LMC Board (at the request of the ACC) placed a moratorium on cases pertaining to these matters so that the Tree & View Regulations could be worked on and refined. Members reviewed the history of this issue and determined that another letter response would need to be sent to Mr. Babaian; Mr. Bradshaw agreed to work on this letter. Chair Clark reviewed for the newer ACC members the history of this case and that these neighbors would be now attending mediation to resolve the matter, as per the new Tree & View Regulations.
2. (14:04) Chair Clark reported to the committee that Dan Miller, owner of lot # 1-2-034, 201 Condon Lane, had contacted Mr. Clark regarding an ACC letter that was sent to him after the February 7, 2011 meeting. Mr. Miller let Mr. Clark know that there were no trees cut on his property without ACC approval, as had been reported to the ACC. His yard maintenance company had only cut up an old stump that had been underneath ivy hedges that were removed, neighbor concerns arose because a chainsaw had been in use. In addition to his telephone conversation with Chair Clark, Mr. Miller sent a letter to the committee letting them know about this matter.

Chair Clark will contact the complainant, Karen Brattain, who had reported the cutting to report what actions were performed and to close this matter.

3. (19:09) Chair Clark provided a synopsis of the remaining cases on this day's meeting agenda for Mr. Bradshaw prior to him disconnecting at 3:25 pm. Alternate member Jeff Beres will act as a voting member for the duration of the meeting.
4. (22:00) A **Tree limbing** request submitted by Carol Kong & Casey Brace, owners of lot # 2-3-138, 23 Explorer Lane, was approved pending site visit findings (to take place after this day's regular meeting). This is to restore their neighbors view corridor.
5. (24:39) Neighbors Annette Isaksen (lot # 1-1-008, 50 Gamble Lane) and Kent & Wendy Chesney (lot # 1-1-014, 61 Gamble Lane) attended the last ACC meeting on February 7, 2011 regarding a **Tree Removal** request Ms. Isaksen submitted to remove two (2) trees from the northern corner of her property, one a Douglas Fir, fourteen (14) inches in diameter, the second tree a spruce, two (2) feet in diameter. All debris and stumps are to be removed and will be replaced with privacy trees (low growing). Removal is to support the Chesney's request for view restoration. Committee members have visited the site and agree that this request should be approved, (member Carol Ann Napheys abstained from voting as this is near her home and she would benefit from this action) an approval letter will be sent. Members agreed that this case would be reported to the LMC Board of Trustees as it shows a successful outcome resulting from the current Tree and View Regulations.
6. (28:44) Chair Clark gave an update regarding another matter brought to the ACC attention on February 7, 2011, regarding **Decking Plans** submitted to the Townhome Association by Elizabeth Sicktich & Douglas Barker, owners of 18 Heron Road. Reportedly, Ms. Sicktich & Mr. Barker have acquired a Jefferson County Building Permit for their plans to build a deck onto the front of their Townhome. Plans provided show that this deck will inhabit the common area (205 sq. ft) that is shared with Ms. Sicktich & Mr. Barkers neighbor, and will be within the five (5) feet of the drip line (out of line with LMC regulations). Mr. Clark relayed to the Committee that he had spoken with Ms. Sicktich, and that Neighbor Notices have been sent out, but the due date for responses has not yet come to pass. Different aspects of this request, as well as LMC Regulations and history regarding the Townhomes were discussed. Chair Clark noted the differences between the Townhome Association Regulations, and LMC Regulations, and will ask LMC President Elizabeth Van Zonneveld about these matters. Members will again revisit this request during the March 7, 2011 ACC meeting.
7. (38:05) Members briefly reviewed matters that are on the ACC Pending Cases Agenda, and determined that these will remain until the owners re-establish contact with the committee. These being the **Tree Limb Removal Request** submitted on January 15, 2011 by Eve McDougall (owner of lot # 2-3-058, 30 Foster Lane) and Darcy Garneau & William Tarter (owners of vacant lot #'s 2-3-059 & 2-3-060, 40 Foster Lane). Ms. McDougall had filled out the request as owner, and the committee noted that Mr.'s Garneau & Tarter would need to fill out the application, Mr. Clark will find out if Ms. McDougall has been informed. The other matter to remain pending will be that of Don & Verba Abbott, owners of lot # 1-2-038, 210 Condon Lane, concerning their **Retroactive Tree Limbing** application. A letter was sent to Mr. &

Ms. Abbott after the February 7, 2011 ACC meeting requesting that they provide a professional assessment regarding erosion issues that may result from their tree trimming actions and any steps that could be taken to alleviate such erosion.

8. (40:00) Chair Clark reported that Seth & Lindsey Boltinghouse, new owners of lot # 1-3-027, 42 Sayward Lane had inquired about what they had been told by their real estate agent was an approved **Fencing Request** that originated on March 27, 2009 (an earlier request, much smaller in area, by the homes builder in 2008 had in fact been approved). Member Sharron Sherfick recalled the request and that it was denied because the requested fence area was extensive, would have projected beyond the front of the house, and it wasn't requested for child and/or pet containment just for privacy matters. Mr. & Ms. Boltinghouse were given copies of the former documents by LMC Office Manager Kim Monroe, who also let them know that the prior approval & denial time limitations had expired (as per regulations approval are applicable for six (6) months). Mr. Clark let members know that Mr. & Ms. Boltinghouse are currently in the process of revising a new request and may possibly have it ready prior to the next ACC meeting on March 7, 2011.
9. Members discussed site visits to be conducted immediately following the closure of this day's regular meeting.

The February 21, 2011 ACC meeting was adjourned at 3:59 p.m.

Respectfully submitted:
Susan Bartkus, ACC Recording Secretary