

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

~ Approved ~

Minutes of the Regularly Scheduled March 1, 2010 ACC Meeting

Members Present: Bill Clark, Eve McDougall, Vaughn Bradshaw

Guests: Brian Belmont, Alan Mills, Anita Weakley

Call to order:

The March 1, 2010 meeting of the Ludlow Maintenance Commission (LMC) Architectural Control Committee (ACC) was called to order at 3:10 p.m. by Chair Bill Clark. Member Eve McDougall was in attendance, member Vaughn Bradshaw attended via telephone conference. Members Sharron Sherfick and Jim Boyer were absent from this meeting.

Approvals:

The ACC duly discussed and approved the following requests:

LOT	DATE	PETITIONER(S)	ADDRESS	REQUEST	DUE DATE
2-3-190	2/25/10	John Maki	20 Pathfinder Lane	Roofing	3/25/10
3-0-085	2/16/10	Bill & Shirley Curd	31 Yawl	Roofing	3/16/10

New and Old Business in order of discussion:

1. Alan Mills, **owner of lot # 1-3-036, 92 Tyee Lane**, attended this day's meeting with LMC General Manager Brian Belmont, to discuss complaints that Mr. Mills has concerning his neighbors lots, # 1-3-045, 1-3-046, and 1-3-047, all owned by one resident. Mr. Mills stated on his complaint form that he requests the owner "Remove all unsightly objects and debris shown in photos, such as: Boat and canopy, unused cars & trucks, ect..." Mr. Belmont further clarified the issues that the ACC may need to address as: 1) boat cover structure 2) Bamboo fence approximately 10' long by 6' high, and 3) Wire dog run. After discussion, committee chair Bill Clark assured Mr. Miller that he would speak to the Operations Committee (OP's) chair to determine what steps they would take to approach the owner of the property to resolve the violations. Mr. Miller also brought to the committee's attention his desire to build trellises in his backyard to accommodate flower vines. He was asked by the committee to submit a request with plans for the committee to review.
2. Mr. Belmont and committee members briefly discussed the draft review of **Regulation II, Article I, (3) Trees and Views on Private Property**, the opinion letters that were submitted by lot owners regarding the draft, and the Trees and Views Moratorium currently in place on these matters. The LMC Board of Trustees will be reviewing these issues during its Board Discussion session this coming Thursday, March 4, 2010. Committee members will review the opinion response letters that have been submitted thus far, after this day's meeting (though more may come in as

the deadline for responses is Friday, March 5, 2010). Members will consider points brought up in the response letters, and based on these, any alterations deemed necessary to be made to the Draft prior to the Board Discussion session.

3. A request made by **John Maki, owner of lot # 2-3-190, 20 Pathfinder Lane**, to have Hope Roofing install Pabco Premier, 50 year Weathered Wood shingles on his home was reviewed and approved by the committee. An approval letter will be sent.
4. Members reviewed an emergency request that was approved on February 18, 2010 for roofing that was made by **Bill & Shirley Curd, owners of lot # 3-0-085, 31 Yawl Lane**. Mr. & Ms. Curd stated on their request that their roof was leaking and they wished to have it repaired as soon as possible, as they were leaving for their other home in Utah in two weeks. As this time frame would end prior to the next regular ACC meeting, members reviewed and expedited this request for Mr. & Ms. Curd. A confirmation letter of this approval will be sent.
5. Another request made by **Mr. and Ms. Curd, lot # 3-0-085, 31 Yawl Lane**, was submitted. This request for removal of a **Hazardous Tree** from lot # 3-0-084, owned by Stephen Perry. Mr. & Ms. Curd state in their request *“Lot next to ours, due east, red tape has been placed around tree. 6 ft in diameter, large multi-trunk maple, sheds large limbs. One of the limbs fell several weeks ago and damaged a guest’s car. Have picture of damage. If possible would like tree taken down. May cause extensive damage when it comes down, quite large”*. Members Eve McDougall and Bill Clark will visit the site and report their findings during the next ACC meeting.
6. Members reviewed a request by **Gayle Hurd, owner of lot # 3-0-025, 42 Clipper Lane, regarding a Hazardous Trees** on her neighbors lot # 3-0-026, 0 Clipper Lane (a vacant lot). Ms. Hurd states in her request *“Lot next to ours, due east, red tape has been placed around tree. 6 ft in diameter, large multi-trunk maple, sheds large limbs. One of the limbs fell several weeks ago and damaged a guest’s car. Have picture of damage. If possible would like tree taken down. May cause extensive damage when it comes down, quite large”*. Committee Members Eve McDougall and Bill Clark will visit the site and report their findings during the next ACC meeting.
7. Committee member Eve McDougall brought to the committee’s attention a prior ACC case concerning a storage area over a garage built by **Helen & Kent Hood, owners of lot # 2-2-003, 50 Rainier Lane**. Ms. McDougall recalled that the Hood’s had agreed with the ACC when approval was granted in 2006 to *not* make this area into a living area. The house is now for sale and in the listing, they have it advertised as an apartment above the garage, this would be in violation of the 2006 agreement. Ms. McDougall will notify the real estate listing agent of this violation.
8. Previously, an email request to build a retaining wall was submitted by Jim Webber, son of **Helen Weber who owns lot # 2-3-160, 10 Harms Lane**. Mr. Weber stated in his letter that he is *“respectfully requesting permission to construct a retaining wall along the south side of the carport (including the remaining unwallled portion of the back of the car port). The purpose of the retaining wall is to stabilize the slope, and the two remaining trees on it, between our house and our next door neighbors (Mike and Olga Wilson). For a number of years, groundwater has emerged from this embankment during particular rainy weather and has slowly, but surely, undercut the slope. The Wilson’s brought this problem to the attention of the Drainage District several years ago and the District had an engineer from Gray and Osborn, Inc. (under contract with the District) come out and look at it. This engineer suggested a*

4 foot retaining wall with gravel between the wall and the slope.” Included with Mr. Weber’s email are dimensional details to use 16” x 12” x 6” diamond stone blocks in natural gray, and to have 3 sections of wall running along the south side of the carport, none to exceed 4 ‘ in height, as well as a detailed diagram plan. Committee members Vaughn Bradshaw and Jim Boyer conducted a site visit; they also spoke with Mr. Weber via a telephone conversation earlier the day of this meeting. The committee agreed to approve Mr. Weber’s request contingent on Mr. Weber confirming with the PLDD that the recommendations made by his contractor are acceptable by the PLDD, as the sketch from the PLDD and the size stones and pipe Mr. Weber cites in his letter are different, and to provide the ACC with a copy of this confirmation. The committee would also like to suggest to Mr. Webber that he consider having a gutter installed along the south edge of the roof. A letter was sent to Mr. Weber asking for this information; members will wait for PLDD approval prior to making any decision on this matter. Copies have been sent to the PLDD for their review.

9. Committee members discussed a prior submission to **remove a six (6) foot Leland Cypress tree** was submitted on October 23, 2009 by **Don & Verba Abbott, owners of lot # 1-2-038, 210 Condon Lane**. Mr. & Ms. Abbott’s letter attached to their Tree Removal Application form states: *“We are requesting a removal of one Leland Cypress Tree on the south side of our driveway. This tree has been looked at by “Dave’s Tree Service” and he suggested the removal of the one tree only at this time...then we can tell how much if any sunlight will filter through. Don and I are trying to get “some” sunshine on our property. This tree is in a row of 5 Leland Cypress on “OUR” property. Please feel free to look at the tree it will have a pink/red ribbon attached. The removal will not affect anyone’s view or their property.* Committee members have been extensively reviewing this request. Addressing concerns the committee had previously about this tree’s removal, chair Bill Clark reported that he and Jim Boyer had visited the site; their findings were 1) that this tree is not located in a Jefferson County Critical Area and 2) the tree is within the Abbott's property boundaries. At this day’s meeting, members read a letter from the Abbott’s next door neighbor, Karen Brattain (owner of lot # 1-1-037, 220 Condon Lane), Ms. Brattain strongly opposes the tree’s removal. Due to the many concerns held by the committee, a letter will be sent to Mr. & Ms. Abbott thanking them for their patience while the ACC continues to research this request and letting them know that at this time a decision cannot be reached. Committee members decided that they couldn’t approve this request until they knew that removal of the tree wouldn’t case further drainage issues in that area and have on file a plan from the Abbott’s that would indicate what steps they would take to prevent further drainage issues, and to cite Regulation II, Article I, Paragraph 2.C., which states: An important function of large trees is absorption of runoff; so trees should not be cut if a drainage problem will be created. Further review of this case will be done.

Committee members adjourned the regular ACC meeting at 4:00 p.m. Review of all owner responses to the Regulation II, Article I, (3) Trees and Views Draft was held after the regular meeting until 5:34 p.m.

The approval of the Minutes of the February 1, 2010 and the February 15, 2010 meeting were not reviewed by committee members. Approval will be deferred until the March 15, 2010 meeting.

The next regularly scheduled meeting of the ACC will be held Monday March 15, 2010 at 3:00 p.m. The March 1, 2010 ACC meeting adjourned at 3:55 p.m.

Respectfully submitted:
Susan Bartkus,
ACC Recording Secretary