

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

~ Approved~

Minutes of the Regularly Scheduled April 18, 2011 ACC Meeting

Members Present: Jeff Beres, Vaughn Bradshaw, Bill Clark, Carol Ann Napheys, Noble Nilssen, and Sharron Sherfick

Guests: Peter Joseph, Dick Jovag, Scott Shelton

Call to order: The April 18, 2011 meeting of the Ludlow Maintenance Commission (LMC) Architectural Control Committee (ACC) was called to order at 3:00 p.m. by Chair Bill Clark. Alternate Charlie Jackson and alternate 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
2-2-017	4/5/11	Robert K. MacNeal	191 Rainier Lane	Roofing
1-4-039	3/28/11	David Lawrence	331 Rainier Lane	Tree Removal
	4/18/11	Bud Kerns	Montgomery Lane	Roofing

Old & New Business in Order of Discussion:

1. (2:00) A **fence application** submitted by **Dick & Karen Jovag, owners of lot # 1-4-079, 261 Machias Loop**, along with a fence application submitted by **Scott Shelton project manager for Ferguson & Cole, owners of lot # 1-4-078, Machias Loop** were briefly reviewed. Neighbor Notices were sent out for the Jovag fence and are due back by April 21, 2011. Neighbor Notices will be sent for the Ferguson & Cole property fence and will be due back on May 15, 2011. These properties are adjoining and will be sharing the vast majority of the fence, as well as being built at the same time by Viking Fence Co. with the cost being shared by both parties. Committee members asked questions of Mr. Jovag & Mr. Shelton regarding their fencing applications and let them know that no ACC decision could be made until after the neighbor comment period has passed.
2. (5:00) **Peter Joseph, a Townhome owner**, attended this meeting at Chair Clarks request to address the issue of **drafting a memorandum of understanding between the Ludlow Maintenance Commission (LMC) Board of Trustees and the Townhome Association**, as well as the Master Association which includes the Inn, Single family homes, the Marina and the Harbormaster (Yacht Club), most properties within the Master Association are owned by Port Ludlow Associates (PLA). Mr. Joseph pointed out that whether LMC approved or disapproved any design requests, residents of the Townhome Association would still be responsible to apply to the Townhome Association as

well as the Master Association, who could override any decision made by the ACC. Committee members discussed the history of the Townhomes and their construction with Mr. Joseph, as well as design considerations that do not coincide with LMC Regulations, such as shared courtyards, parking areas, etc.. Mr. Joseph did inform committee members that the Townhome Association as well as the Master Association will be working on specific design standards. Chair Clark has been working on a draft memorandum of understanding along with member Vaughn Bradshaw, Mr. Joseph will review this along with other members of the Townhome Association and Master Association, this will then be brought to the LMC Trustees when they feel the draft is ready for their consideration. Mr. Joseph excused himself from this meeting at 3:33 p.m.

3. (34:00)The committee discussed LMC membership and the LMC Regulations regarding special plats, as well as the new townhomes that are under consideration at this time by PLA.
4. (40:30) A request to **re-shingle** his home was submitted by **Robert MacNeal, owner of lot # 2-2-017, 191 Rainier Lane**. Mr. MacNeal included a pamphlet with his request, he would like to use Owens Corning Duration 50 year Premium Shingles in the color of Estate Gray, with the work to be done by Affordable Roofing in May 2011. Members reviewed and approved this request, an approval letter will be sent.
5. (41:40) A **tree removal request** made on March 13, 2011 by **David Lawrence, owner of lot # 1-4-039, 331 Rainier Lane** was formally approved. After the April 4, 2011 ACC meeting, members conducted a site visit and unanimously approved this request. An approval letter will be sent.
6. (43:17) Another **tree removal request** that was first reviewed during the April 4, 2011 ACC meeting, with approval pending a site visit afterward (**submitted by Ruth Cabler, owner of lot # 2-2-102, 150 Goliath Lane**) was formally approved. An approval letter will be sent.
7. (44:30) A tree removal request made by **David & Lisa Holloway, owners of lot # 1-2-030, 141 Condon Lane** that was approved on September 10, 2010 was reviewed again. Mr. & Ms. Holloway recently submitted the documentation that was sent to them after they obtained permission from Jefferson County to remove this tree, which was considered hazardous by the owners, with ACC members agreeing that this was a valid fear after having conducted a site visit. Jefferson County sent a requirement that Mr. & Ms. Holloway replace the tree with two trees and two shrubs. A list given by the county that named many trees of which many grow very large and would quickly exceed LMC Regulations regarding height. Members agreed to check the original approval letter that was sent and send a letter regarding the new tree planting choices.
8. (60:00) A **roofing request** submitted by **Bud Kerns, owner of 272 Montgomery Lane, lot # 2-1-038**, for Pabco Premier 40 Year Antique Black shingles, to be installed by Bill Bacchus of "Do It Right Roofing", was reviewed and approved. An approval letter will be sent.
9. (66:00) A **house paint** request submitted by **Gary & Veronica Schroeder, owners of 45 Olympic Lane, lot #1-4-034** , was reviewed by members,

members agreed that the neighboring area should be viewed prior to the committee deciding whether to approve or disprove the pale green that Mr. & Ms. Schroeder have requested for the body of their home. Members Jeff Beres and Carol Anny Napheys will be viewing the area and reporting back to the committee.

- 10.** (82:00) Members discussed three ACC forms to be eliminated, those being for gates, staircases from the beach, and antennas. Chair Clark directed recording secretary Sue Bartkus to remove these from the files as they are superfluous and no longer necessary.

The April 04, 2011 Meeting Minutes were reviewed and approved as corrected.

The April 18, 2011 ACC meeting was adjourned at 4:40 p.m.

Respectfully submitted:
Susan Bartkus, ACC Recording Secretary