

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

~ Approved June 8, 2008~

~Minutes of the Regularly Scheduled May 11, 2009 ACC Meeting

**Members Present:** Jim Boyer, Eve McDougall, Sharron Sherfick

**Call to order:**

The 11 May, 2009 regularly scheduled meeting of the Ludlow Maintenance Commission (LMC) Architectural Control Committee (ACC) was called to order at 3:05 p.m. by member Sharron Sherfick. Absent from this meeting were Chair Bill Clark and member Vaughn Bradshaw. Mr. Bradshaw joined the meeting midway by telephone conference call. Minutes of the Regularly Scheduled April 13, 2009 meeting were approved as corrected. Attached to these minutes are the Pending Cases reviewed during this meeting.

**Guests:** No guests were present at this day's meeting

**Approvals:**

The ACC duly discussed and approved the following requests:

LOT	DATE	PETITIONER(S)	REQUEST
2-3-031	3/23/09	Sharon & Lynn Sorenson	Tree Removal
1-1-069	4/07/09	Al Krininger	Tree Removal
1-2-048	4/12/09	James & Kathy Powell	Tree Removal
2-3-110	4/22/09	Lyle & Jewell Newlin	Roofing
1-3-008	4/20/09	Mark & Maggie Hitch	Tree Removal
2-3-068	5/04/09	Vallery & Richard Durling	House Paint
1-2-045	4/20/09	Rosemary & Rick Schurman	House Paint
1-4-007	3/29/09	Charles Stowell	Shed

**Public Forum:** No issues were brought to the attention of the committee at this day's meeting.

**New Business:**

1. Committee members discussed Regulation II, Article II, Paragraph 2, which states in part: *Prior to preparation of house plans, owners must consult with the ACC concerning the design considerations and other requirements. Request for ACC approval of building plans shall be accompanied by payment of a non-refundable fee of Five Hundred Dollars (\$500.00) for new construction and a non-refundable fee of Two Hundred Fifty Dollars (\$250.00) for an addition that increases the exterior footprint and/or that increases square-footage by adding a second story.* Some members felt that the fee was exorbitant and stated that they had always objected to it, some stated that the fee was originally introduced so that a professional architect could be consulted to look over the plans. Member Sharron Sherfick stated for the record that this issue be discussed further with a view to a proposal being made to the Board of Trustees that they would consider reducing or removing the \$500.00 fee. This matter will be put on the agenda for further review and discussion.
2. A **roofing materials** request for Advantage Heavyweight Laminated 50 Year Shingles, in the color of Beachwood to be installed by Bill Parker Enterprises was made by **Lyle & Jewell Newlin owners of lot # 2-3-110, 54 Pioneer Drive.** Committee members reviewed and approved of this request. An approval letter will be sent.

3. A **house paint request** for Benjamin Moore Decatur Buff # 38 for the body, and Benjamin Moore # 72 Branchport Brown for the trim (same as the existing colors on the house) was submitted by **Vallery and Richard Durling, owners of lot #2-3-068, 11 Foster Lane**. Committee members viewed and unanimously approved this request. An approval letter will be sent.
4. Committee member Jim Boyer stated that if a member is performing painting maintenance with the same color, they shouldn't have to apply for ACC approval again. Members consulted the regulations and agreed that some clarification was needed for Regulation II, Article I, Paragraph 5, which requires ACC review but which also states in part: *Exterior repainting or re-staining must conform with the design considerations set forth in Article II of this Regulation*. Members further reviewed Regulation II Article II, 12. Stains and Paints. *The use of wood stains in lieu of paints is acceptable. Bright paint exteriors, other than trim or accent panels, will be approved only in unusual situations*. Mention of this ambiguity will be explored with the Covenants and Regulations Committee.
5. A **house paint revision request** for Benjamin Moore Brilliant White # 01 for the body, and Benjamin Moore # 72 Oak Ridge for the trim was submitted by **Rosemary & Rick Schurman, owners of lot # 1-2-045, 120 Condon Lane**. Mr. & Ms. Schurman changed their minds about a color that was approved on February 16, 2009 by the ACC after seeing that it appeared to be a different color when applied to the house. Committee members viewed the colors and unanimously approved this request. An approval letter will be sent.
6. A request to remove a potentially **hazardous tree** was made by **Mark & Maggie Hitch, owners of vacant lot # 1-3-008, on Ames Lane**. As this tree was observed during a prior site visit, members were familiar with the tree and unanimously approved this request. An approval letter will be sent.

#### **Old Business:**

1. **Lynn and Sharon Sorenson, owners of lot # 2-3-031, 615 Pioneer Drive**, submitted a request on March 23, 2009 for approval to remove one sixteen (16) inch diameter Redwood tree that they stated "was planted, grows rapidly, is blocking our view, to be removed by Yeoman Tree Service". Members Eve McDougall and Jim Boyer conducted site visits, upon their finding the committee agreed to approve this request. An approval letter will be sent.
2. After speaking with **Al Krininger, owner of lot # 1-1-069, 10 Phinney Lane**, who on April 7, 2009 submitted a request for approval to "All trees around missing tops, don't want it to go through house, one (1) cedar twelve (12) feet around, just top tree, estimated eighty (80) feet tall to be removed by Yeoman Tree Service" it was determined by committee members that Mr. Krininger was requesting permission to top one tree that was leaning into other numerous trees. This request was unanimously approved, a letter will be sent.
3. **James and Kathy Powell, owners of lot # 1-2-048, 551 Montgomery Lane**, requested approval on April 12, 2009 to remove as they state "One cedar tree (32" diameter) due to rot at base. Termites have attacked it. One cedar tree with a double top. 2 Total. We may not have the small tree removed, work to be done by Al's Tree Service. Mr. & Ms. Powell included photographs with their request. Members Eve McDougall and Vaughn Bradshaw conducted a site visit and agree that the trees should be cut down; upon their recommendation this request was unanimously approved. An approval letter will be sent. As Mr. & Ms. Powell neglected to sign their request, Sue Bartkus called Ms. Powell and asked her to come in and sign the request form.
4. Requests made by **Verba Abbott, owner of lot # 1-2-038, 210 Condon Lane**, were discussed at today's meeting. One request was about a **privacy fence** that Ms. Abbott consulted with the ACC about on April 13, 2009; she has not submitted a completed application as yet so this item will be dropped from the agenda until more information is forthcoming. Ms. Abbott also submitted

**View/Obstruction** relief applications on March 28, 2009 concerning **lot #'s 1-2-034, 201 Condon Lane and 1-2-035, 211 Condon Lane, belonging to Dan & Jennifer Miller, and Richard & Mary Babaian** respectively. On her applications she stated that "Trees have grown into view and cause infringement of previous view to water. Topping will solve problems temporarily" photographs of the areas were included with Ms. Abbott's applications. Committee members Jim Boyer and Sharron Sherfick will visit the site after today's meeting; other members have already visited the site but feel the whole committee needed to see the situation prior to a decision being made.

5. A **shed request** was submitted by **Charles Stowell, owner of lot #1-4-007, 35 Cressey Lane**, on March 29, 2009. With his request Mr. Stowell included detailed plans and a site diagram. Committee members visited the site and agree that the shed is well designed and will be an enhancement by helping to conceal a propane tank on his property. Members asked that the approval letter suggest that screening be done from the west side of the tank as well.
6. Committee members agreed that an ACC workshop should be conducted. Items on the Workshop Agenda should include:
  - New Construction Fee Reduction Review
  - Repainting Guidelines
  - ACC Action Timeline
  - Changes to Regulations
  - Making Trustees Alternates to ACC to fulfill Quorum Requirements
  - Joint ACC & CRC Revisions

Minutes of the Regularly Scheduled April 13, 2009 meeting were reviewed and approved as written.

A special joint ACC and CCR meeting was tentatively scheduled for Wednesday May 20, 2009.

The next regularly scheduled meeting of the ACC will be held Monday May 25, 2009 at 3:00 PM. The May 11, 2009 meeting adjourned at 4:20 p.m.

Respectfully submitted:  
Susan Bartkus,  
ACC Recording Secretary