

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

~ Approved~

Minutes of the Regularly Scheduled June 20, 2011 ACC Meeting

**Members Present:** Vaughn Bradshaw, Bill Clark and Noble Nilsen.

**Guests:** Jan Hoag & Ralph Zenger

**Call to order:** The June 20, 2011 meeting of the Ludlow Maintenance Commission (LMC) Architectural Control Committee (ACC) was called to order at 3:05 p.m. by Chair Bill Clark. Present were members Vaughn Bradshaw and Noble Nilsen. Members Carol Ann Napheys and Sharron Sherfick were absent from this meeting as were alternate members Jeff Beres, Charlie Jackson and Joe Thompson.

**Approvals:**

- The June 6, 2011 Meeting Minutes were reviewed and approved as corrected.
- The ACC duly discussed and approved the following requests:

LOT	DATE	PETITIONER(S)	ADDRESS	REQUEST
2-2-071	6/20/11	Ralph Zenger & Jan Hoag	190 Resolute Lane	Fence
4-0-049	6/16/11	Allen Uyeda	60 Warbler Lane	Roofing
1-4-032	6/17/11	Kathy Paxton & Kelly Watters	61 Olympic Lane	House Paint
1-4-034	4/27/11	Gary & Veronica Schroeder	45 Olympic Lane	House Paint

**Old and New Business:** conducted to facilitate guests, therefore they are transcribed in order of discussion

1. (1:00) **Ralph Zenger & Jan Hoag, owners of lot # 2-2-071, 190 Resolute Lane** attended this days meeting to present to the ACC their plans to build a fence, citing that this would serve as dog containment for their two (2) German Shepherds. Mr. Zenger & Ms. Hoag's plans are for a 40' x 70' x 40' fence to be constructed of Fiberon wood composite in the color of Redwood with 1 ½" spaces between the 6' foot high "dog eared" slats. Plan diagrams showed clearly that the fence boundaries would begin at the back elevation of their home and stop prior to their backyard property line. By unanimous vote, members agreed to approve this request.
2. (3:47) Committee members reviewed and approved the minutes of the June 6, 2011 ACC meeting as corrected.
3. (6:00) A greenhouse request submitted May 12, 2011 by **Mr. Bruce Van Buren, owner of lot # 1-4-013, 96 Cascade Lane** was reviewed. Mr. Van Buren has requested approval to remove a group of six (6) Cedar Trees, as well as one (1) request to build a 9' x 12' wood or metal frame greenhouse. One neighbor has objected to Mr. Van Burens proposed greenhouse, noting that it will be directly in view from the front of their home, and from the street. Members agreed that further discussion will be needed to help the neighbors reach a mutually acceptable solution. Chair Clark will work on a draft letter to these neighbors.
4. (15:00) Members noted that the next scheduled ACC meeting would be on Independence Day (July 4, 2011) therefore, committee members unanimously voted to cancel that days meeting. Chair Clark noted that if any decisions needed to be made, member Vaughn Bradshaw would notify committee members and convene an emergency meeting.
5. (17:00) Members reviewed and approved a request submitted by **Kathy Paxton and Kelly Watters, owners of lot # 1-4-032, 61 Olympic Lane**, to repaint their home. Bear brand paints will be used, China Silk (medium blue) for the body of the house, Bleached Linen (off white) for the trim, and Cranberry (burgundy red) for the doors. Members reviewed the colors and agreed to unanimously approve this request, an approval letter will be sent.
6. A request made by **Allen Uyeda, owner of lot # 4-0-049, 60 Warbler Lane** to have "Do It Right Roofing" replace his existing roofing material with Pabco Premier, 40-50 year shingles in the color of "Weathered Wood" was approved by the committee. An approval letter will be sent.
7. (21:40) Members reviewed a House paint request submitted April 15, 2011 by **Gary & Veronica Schroeder, owners of lot # 1-4-034, 45 Olympic Lane**. The brand of paint to be used will be Sherwin Williams Nature Green for the body of the house, and Benjamin Moore Simply White for the trim. Members agreed to approve this request, an approval letter will be sent.
8. (23:35) Chair Clark noted that member **Anita Weakley, owner of lot # 1-2-027, 81 Condon Lane**, submitted a packet of information dealing with shoreline erosion, including Jefferson County Regulations to protect shorelines, to the ACC, the Greenbelt Committee, and LMC Trustees for their review. A letter will be sent to Ms. Weakley acknowledging the time and effort she has extended and giving her the committees thanks.

The June 20, 2011 ACC meeting was adjourned at 3:30 p.m.

Respectfully submitted:

Susan Bartkus, ACC Recording Secretary

