

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

~ Approved~

~Minutes of the Regularly Scheduled June 8, 2009 ACC Meeting

Members Present: Jim Boyer, Vaughn Bradshaw, Eve McDougall

Call to order:

The June 8, 2009 meeting of the Ludlow Maintenance Commission (LMC) Architectural Control Committee (ACC) was called to order at 3:00 p.m. by member Vaughn Bradshaw. Absent from this meeting were Chair Bill Clark and member Sharron Sherfick. 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
2-3-058	5/25/09	Eve McDougall	View Obstruction/Tree
2-3-059		D. Garneau & W. Tarter	Limbing
2-3-066	5/25/09	John Erickson	Hazardous Planted Tree
2-3-059		D. Garneau & W. Tarter	Removal
2-2-103	5/31/09	J. MacDonald & B. Crittenden	Tree Removal
2-1-058	6/02/09	Fred Wood	House Paint

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

Old & New Business in Order of Discussion:

1. Members reviewed a **New Home application** packet submitted by **Cary Casal, owner of lot # 1-0-053, 0 Puget Loop**. Mr. Casal, who is a contractor by trade, plans to build an eighteen hundred (1,800) sq. ft. Ranch style home with 3 bedrooms and 2 bathrooms. His packet includes the following: house plans & elevations, a request to remove four (4) cedar trees, a propane tank screen request, a roofing request for Pabco 40 year black laminate material, and a house paint request for dark gray for the body of the house, white paint for the trim and black paint for the front door. Still needed to complete this application are a Port Ludlow Drainage District (PLDD) approved Drainage plan and a copy of his Jefferson County Building permit. Neighbor notices will be sent and a letter will be sent to Mr. Casal requesting that he attend an ACC meeting to confer with members for a pre-construction meeting.
2. Two **tree requests** made by **Darcy Garneau & William Tarter, owners of lot #'s 2-3-059 & 2-3-060, 40 Foster Lane** were reviewed by members. One request for limbing was made jointly with **Eve McDougal** (an ACC member who recused herself from these reviews), owner of lot **2-3-058, 30 Foster Lane**. A second request for removal of a planted pine tree that is now leaning & therefore hazardous was made with neighbor **Jon Erickson, owner of lot # 2-3-066, 35**

- Foster Lane.** Members Jim Boyer and Vaughn Bradshaw reviewed the information and after a site visit agreed to approve these requests. Approval letters will be sent.
3. **Bruce and Carla Kramer, owners of lot # 1-1-003, 132 Gamble Lane,** submitted a **Shed** request. Members reviewed plans and an artists rendering of the proposed building for what Mr. & Ms. Kramer describe as “A two (2) season artist’s studio, 9’10” high x 10’ Long x 10’ wide with wood siding, composition shingle and paint to match residence. Members Vaughn Bradshaw & Jim Boyer will conduct a site visit to evaluate this request and will report their findings at the next ACC meeting.
 4. **Jim & Diane Strader, owners of lot # 3-0-043, 624 Rainier Lane** submitted a letter and photographic submission of their **View Obstruction** complaint concerning overgrown trees and brush on **lot # 7-0-019, 0 Rainier Lane,** belonging to Renee Linnabery. Members will conduct a site visit and report their findings at the next ACC meeting, member Eve McDougall recused herself from voting on this issue
 5. Members reviewed a **Fence** request by **Merilyn Norwood, owner of lot # 2-3-233, 820 Pioneer Drive.** Ms. Norwood submitted a plot plan and drawing. She describes the proposed fence as “Two side fences connecting to existing rear fence, made of 6’ x 1’ x 6” cedar 4 x 4 posts, 2 x 4 connectors, every other section reversed, and yard for dog. After review members were unsure what fence design Ms. Norwood was asking to use (her drawing depiction showed that it may be closed). Members will conduct a site visit and a letter will be sent asking Ms. Norwood for clarification.
 6. A **Tree Removal** request made by **Blair Crittenden and Jason MacDonald, owners of lot # 2-2-103, 142 Goliah Lane,** was reviewed. Ms. Crittenden and Mr. MacDonald state that they have two (2) trees leaning over the Greenbelt trail, one alder and one maple, both trees are dead and will be removed by Yeoman Tree Service. Members will conduct a site visit for confirmation but since the trees may be hazardous and are blocking the trail, an approval letter will be sent out as soon as possible.
 7. Members reviewed a courtesy letter sent by the Admiralty One Condominium Homeowner Association Vice President K. Austin Kerr, letting the ACC know that their HMA would be re-roofing soon and they had obtained all necessary Jefferson County permits.
 8. **Ms. Abbott, (owner of lot # 1-2-038, 210 Condon Lane), filed a View Obstruction Relief** request 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 Ms. Abbott 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 visited the site after the May 11, 2009 ACC meeting and agree with the other ACC members (who viewed the issues previously) that the trees are infringing on Ms. Abbotts’ view. Letters were sent requesting the trimming and/or removal of these trees. The day of this meeting, ACC members read a response letter from Mr. & Ms. Babaian in which they

state "There is significant background information relating to the Abbot's and lot # 1-2-038. However, we will not entertain responding any further to their complaint regarding Regulation II, Article I Paragraph 3 until a certified picture at the time the Abbot's purchased their house is provided as stipulated in subsection b. The picture provided does not fulfill this requirement.

Furthermore, before and after pictures from 2005 and 2009 respectively are appropriate in resolving any issue that may exist. If and when the complaint meets the established documentation requirements set forth in the Regulations, is then provided to us and approved by the ACC, we would intend to appeal the decision." ACC members will research this issue more and discuss it again at the next ACC meeting.

9. Members reviewed and approved as corrected the meeting minutes of May 11, 2009. The Special joint ACC & CRC May 20, 2009 Meeting Minutes and the regular ACC May 20, 2009 meeting minutes were approved as written.
10. Brief discussion was held pertaining to the \$500.00 New Home application fee that is currently charged by the LMC for ACC review. Members agree to hold this discussion at a later time when ACC Chair, Bill Clark will be present.

The next regularly scheduled meeting of the ACC will be held Monday June 20, 2009 at 3:00 PM. The June 8, 2009 meeting adjourned at 4:55 p.m.

Respectfully submitted:
Susan Bartkus,
ACC Recording Secretary