

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

~ Approved~

Minutes of the Regularly Scheduled August 2, 2010 ACC Meeting

Members Present: Bill Clark, Vaughn Bradshaw, Sharron Sherfick

Guests: Verba Abbott, Anne Bremmeyer, Richard Babaian, Kathy Gager,
Dean Rienstra

Call to order: The August 2, 2010 meeting of the Ludlow Maintenance Commission (LMC) Architectural Control Committee (ACC) was called to order at 3:05 p.m. by Chair Bill Clark. Members Vaughn Bradshaw and Sharron Sherfick were in attendance.

New and Old Business in order of discussion:

1. **Verba Abbott, owner of lot # 1-2-038, 210 Condon Lane**, submitted a Fence request application to the ACC during the June 14, 2010 ACC meeting. Committee members conducted a site visit for clarification of this request prior to the July 5, 2010 meeting. After review, chair Bill Clark wrote a letter to Ms. & Mr. Abbott on July 6, 2010 requesting a meeting to discuss their fencing plans and gain clarification of exactly what Ms. Abbott would like to do. During this day's meeting, Ms. Abbott stated that she never received this letter. A copy was given to her and members further discussed the fence with Ms. Abbott. Members concluded that a neighbor notice mailing could be waived if Ms. Abbott obtained a signed agreement with her next door neighbor, Karen Brattain owner of lot # 1-2-037, 220 Condon Lane, as Ms. Brattain would be the only neighbor directly affected by the building of this fence. Ms. Abbott stated that she had spoken with Ms. Brattain and felt that she would be in agreement with Ms. Abbott's fencing plans. Ms. Abbott told committee members that she would seek a signed agreement and submit it to the ACC. A follow up letter will be sent to Ms. Abbott reiterating this decision.
2. **Richard Babaian, owner of lot # 1-2-035 211 Condon Lane**, and his neighbor **Anna Bremmeyer, owner of lot # 1-2-036, 211 Condon Lane**, both attended this day's meeting discussing with the committee the solutions they've reached regarding former disputes and/or violations. They will continue working to find solutions to issues regarding trees, and LMC C&R's.
3. (18:40) **Dean Rienstra & Kathy Gager, owners of lot # 2-1-044, 40 Libbey Court**, brought an **Addition Application**, and the \$250.00 application fee, to discuss with the committee; at this point their plans are preliminary. The committee addressed the concerns that Rienstra/Gager(s) have with ACC requirements, stating that they have not yet applied for a Jefferson County Building Permit, obtained a contractor or drafted formal plans, though their drawings were very detailed. Committee members viewed the plans, providing the Rienstra/Gager(s) with the information they needed and let them know that

neighbor notices will be sent on August 3, 2010 and will be due back by August 18, 2010.

4. (36:28) **John and Beverly Henderson, owners of lot # 2-1-060**, submitted a roofing request on July 31, 2010 to have Hope Roofing install new black Grand Canyon 50 year shingles sometime during this September. Committee members approved this request, an approval letter will be sent.
5. (38:00) A **house paint request submitted on July 31, 2010 by Michael Walker, owner of lot #'s 5-0-010 and 5-0-011**, was viewed and approved by the committee. Mr. Walker's color choices are Behr # 560 Bleached Denim (medium blue) for the body of the house, Behr 2-f510 Silver Sky (soft white) for the house trim, and Behr dp-533 stain (medium tan/brown) for the cedar stairs. An approval letter will be sent.
6. (41:56) A request to have B. Parker Enterprises install Harvest Brown 40 year Pabco shingles was made on **July 26, 2010 by John Peeff, owner of lot # 1-1-021, 151 Gamble Lane**. Committee members reviewed and approved this request, an approval letter will be sent.
7. (44:00) A fencing request submitted on July 31, 2010 by Thomas & La Jean Belding, owners of lot # 3-0-038, 60 Barque Lane, was reviewed by members. Mr. & Ms. Belding would like to build a 4 ft high x 160 ft long cedar fence with gates and wire mesh around the back of their existing trellis posts. The fence would be for dog containment and child safety. Copies of photographs, diagrams and a contractor estimate are included with this request. A site visit will be conducted by members Sharron Sherfick and Vaughn Bradshaw.
8. (52:00) Chair Bill Clark mentioned to committee that he would like to re-visit the fencing regulations, ACC guidelines, and the materials acceptance.
9. (53:40) A tree removal request to top previously topped trees was submitted by James & Mary Brannaman, owner of lot # 2-3-034, 563 Pioneer Drive, this would be to top two cedar trees. Chair Bill Clark abstained from voting approval as he is a close neighbor; approval was agreed upon pending a site visit by members Sharron Sherfick and Vaughn Bradshaw, who will notify recording secretary Sue Bartkus whereupon an approval letter will be sent. Guest Richard Babaian asked the committee what recommendations may be made to owners to replace trees that are being topped or removed. Discussion pertaining to topping as opposed to removing or replanting was held.
10. (60:00) Members discussed letters drafted by Chair Bill Clark pertaining to violations that were discussed during the last ACC meeting, deciding that these would be revised with Regulations cited. Committee members requested that recording secretary Sue Bartkus make a verbatim transcript of the June 6, 2010 and June 14, 2010 meeting exchanges with Verba Abbott, this would be to review the comments made and refresh the committee's recollection regarding the tree trimming requested but unapproved.
11. (1:33) Member Sharron Sherfick left the meeting to attend to a previous commitment.
12. (1:35) Chair Bill Clark re-read an email exchange with Ms. Annette Isaksen regarding tree removals requested by her neighbor's Kent & Wendy Chesney, and how she was willing to work with them to improve/restore their view, this

reflected how some members are beginning to implement the new Tree View Regulation. As of yet no application has been received from Ms. Isaksen. Bill will call her to see if she still wants to proceed.

13. (1:39) A draft letter written by Chair Bill Clark, to Dave's Tree Service about unauthorized/unapproved tree trimming done by the company for Verba Abbott on July 16, 2010 will be reviewed by committee prior to being sent.
14. (1:57) Previously, during the July 19, 2010 ACC meeting, Richard Babaian reported that Ms. Bremmeyer has another family living on her property with her (possible tenants), and that she (or the tenants) have constructed an unapproved fence, an unapproved shed, performed unauthorized trimming and/or removal of trees on Ms. Bremmeyer's property as well as on the common median property, and deposited yard waste onto property belonging to OWSY. By a motion made, seconded and unanimously approved, members agreed that Chair Bill Clark should draft a letter to the board notifying them of the violations as well as notifying the Operations Committee about the yard waste dumping. At this day's meeting Chair Bill Clark did report that he had spoken with Operations Committee Chair Jimmy Goode about these violations. Chair Bill Clark and member Vaughn Bradshaw will work on a draft letter to for Ms. Bremmeyer regarding violations of ACC Regulations and what steps will need to be taken.
15. (2:16) Minutes of the July 19, 2010 ACC meeting were approved as corrected.
16. (2:22) Chair Bill Clark reported that resident Charles Jackson, who has a building background, and resident Shelli Cates, a mortgage broker, will attend the August 16, 2010 ACC meeting to consider whether they would be willing to join the committee as alternates or members.

The August 2, 2010 ACC meeting adjourned at 5:44 p.m.

Respectfully submitted:
Susan Bartkus, ACC Recording Secretary