

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

~ Approved~

Minutes of the Regularly Scheduled September 28, 2009 ACC Meeting

Members Present: Jim Boyer, Vaughn Bradshaw, Bill Clark

Guest: Richard Babaian

Call to order:

The September 28, 2009 meeting of the Ludlow Maintenance Commission (LMC) Architectural Control Committee (ACC) was called to order at 3:00 p.m. by Chair Bill Clark. Also in attendance were members Jim Boyer and Vaughn Bradshaw. Members Eve McDougall and Sharron Sherfick were not in attendance. Attached to these minutes are the Pending Cases that were reviewed during this meeting.

Approvals:

The ACC duly discussed and approved the following requests:

LOT #	In Date	Due Date	PETITIONER(S)	REQUEST
1-1-072	9/23/09	10/23/09	David & Lori Crea	House Re-paint
2-1-024	8/27/09	9/27/09	Tim Bangle	Fence & Shed
4-0-018	9/03/09	10/03/09	Peter Tallerico	Shed

Denial:

The ACC duly discussed and denied the following request: (decision was made during the 9/14/09 meeting; review of denial letter was discussed during this day's meeting)

LOT #	In Date	Due Date	PETITIONER(S)	REQUEST
1-1-008	8/23/09	9/23/09	Annett Isaksen	Tree Trimming

Public Forum: There were no issues brought to the committees attention during this forum

Old & New Business in Order of Discussion:

1. **David and Lori Crea, owners of lot # 1-1-072, # 2 Phinney Lane**, submitted a request to **re-paint** their home using the same colors currently on the house. The colors are a blend of Pro OVT Cabot Acorn & Thatch for the body of the house, and a blend of Pro OVT Cabot Ultra White & Nantucket White for the trim. Mr. & Ms. Crea requested that the committee expedite their decision to allow Jeff Beres of Craftsman Painting to do the work prior to the onset of inclimate weather. Members reviewed the paint chips and approved this request, an approval letter will be sent.
2. Members reviewed a **Tree Trimming** request made on August 23, 2009 by **Annette Isaksen**, owner of lot # 1-1-008, 50 Gamble Lane. Ms. Isaksen would like to top one split trunk Douglas fir with two tree tops above eight foot high, and an adjacent Fir tree that is located on the northwest corner of her lot. She stated in her request that she wants to do this to improve the view for

her neighbors, Kent & Wendy Chesney, owners of lot # 1-1-014, 61 Gamble Lane. Members visited the site and reported to the committee during the September 14, 2009 meeting, that there were many questions as to clarification of what exactly Ms. Isaksen was requesting. Ms. McDougall stated that there were two (2) trees adjacent to the street cable line and the Port Ludlow Associates (PLA) water meter boxes, and that property boundaries were hard to distinguish as there were no ground stakes at the location. Members determined that as there was insufficient time to acquire more information, this request would have to be denied as submitted. During this days meeting, members reviewed a denial letter written by Chair Bill Clark, and agreed that it encouraged Ms. Isaksen to re-apply with more clarification of how much she wanted to trim from these trees, it also asked her to resolve the property boundary issues so members could make an informed decision. The denial letter will now be sent.

3. During the September 14, 2009 ACC meeting a letter of closing submitted by Ted Buehler, regarding the **tree removal and clearing of lot #2-3-112** belonging to **David Daniels** was read and discussed. Member Eve McDougall suggested that the name of the arborist referred to in Mr. Buehler's letter should be documented for the file. Members agreed that Chair Bill Clark should draft a follow-up letter to Mr. Buehler, thanking him for his closure as well as asking about the remaining debris still on the property and for the arborist's name. During this days meeting, members again discussed these matters and reviewed the letter Mr. Clark prepared, it will now be sent to Mr. Buehler.
4. Committee members reviewed **Fence & Shed Requests** made on August 27, 2009 by **Timothy Bangle, owner of 120 Baldwin Lane, lot # 2-1-025**. Mr. Bangle would like to have approval to build a storage shed made of wood, painted the same color as his home, with roofing shingles to match those on the house. The shed would be located in the back yard on the north side, it would be six feet six inches high (6'6") by ten feet long (10') by six feet wide (6). The fence requested would be made of cedar six feet high (6) by sixteen feet long (16) with dog-eared fencing slats, Mr. Bangle stated in his request that the fence would be for privacy and to conceal the shed. Members visited and observed the area on Monday, September 21, 2009 at 3:00 p.m. Neighbor Notices were sent out on September 1, 2009, with no comments returned by the Wednesday, September 16, 2009 deadline. Members agreed to approve Mr. Bangle's requests, but would like to ask Mr. Bangle to have the new fencing maintain the spacing evident in the existing fence. An approval letter will be sent.
5. Members discussed a **Shed** request submitted on September 3, 2009 by **Peter Tallerico, owner of 90 Sparrow Court, lot # 4-0-018**. Mr. Tallerico would like to build a storage shed made of wood, painted the same color as his house, with shingles to match the house. The shed would be located on the east side of the home and would be seven feet two inches high (7'2") by twelve feet long (12') by eight feet wide (8'). Members visited the site on Monday September 21, 2009. Neighbor Notices were sent out on Thursday

September 3, 2009 and were due back by Friday, September 18, 2009, no comments were received. Members approved this request, an approval letter will be sent.

6. Committee members discussed past and present ACC Shed Construction & Guidelines, and Fencing Guidelines, they agreed to work on defining ACC specifications during the ACC workshop after the regular meeting.
7. Members spent considerable time discussing ACC responsibilities, specifically whether the ACC should be pro-actively monitoring violations (patrolling the neighborhood), rather than just responding to neighbor complaints, or if the committees primary purpose; to review and approve/disprove owner requests, should be its only task. LMC Bylaws, Covenants, and Regulations concerning the ACC were reviewed. Ultimately, committee members concluded that Regulations addressing the topic were open to many different interpretations and that only the LMC Board of Trustees could define and direct the ACC's responsibilities. Guest Richard Babaian, owner of lot # 1-2-035 contributed to this discussion, stating that consistency is key component to the issue.

Members reviewed and approved the September 14, 2009 Meeting Minutes as corrected.

The next regularly scheduled meeting of the ACC will be held Monday October 5, 2009 at 3:00 p.m. The September 28, 2009 ACC meeting adjourned at 4:27 p.m.

Respectfully submitted:
Susan Bartkus,
ACC Recording Secretary