

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

~ APPROVED ~

~Minutes of the Regularly Scheduled April 13, 2009 ACC Meeting

Members Present: Jim Boyer, Vaughn Bradshaw, Eve McDougall

Call to order:

The 13 April, 2009 regularly scheduled meeting of the Architectural Control Committee (ACC) was called to order at 3:10 p.m. by member Eve McDougall. Minutes of the Regularly Scheduled March 23, 2009 meeting were approved as corrected. Attached to these minutes are the Pending Cases reviewed during this meeting.

Guests: Verba Abbott, Reinhold Pflugfelder, Brian Belmont

Approvals:

The ACC duly discussed and approved the following requests:

LOT	DATE	PETITIONER(S)	REQUEST
1-3-053	4/06/09	Larry & Diane Golphenee	Roof Shingles
3-0-052	3/23/09	Art Zoloth	Fence
2-3-139	3/27/09	Jerry Purdy	House Paint
2-3-162	3/28/09	Veronica Ryan & Bruce Pyles	House Paint
2-3-180	3/30/09	Will & Betty Stevens	House Paint
1-4-007	3/31/09	Charles Stowell	House Paint
2-3-030	4/07/09	James Milner	House Paint
2-2-093	4/06/09	Robert Brodd	Roofing
5-0-014	4/9/09	Roberta Gilbert & David Gooding	Roofing

Public Forum:

- **Verba Abbott, owner of lot # 1-2-038, 210 Condon Lane**, attended today's meeting to consult with members about a **privacy fence** that she would like to erect. Committee members will conduct a site visit to advise her on placement and materials. Ms. Abbott was given a fence application which she will submit after ACC members visit her property.
- 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 will view the tree situations when they visit.
- Reinhold Pflugfelder, owner of lot # 2-1-008 visited today's meeting to discuss his objections pertaining to paying the \$250.00 addition application fee. Mr. Pflugfelder will be enclosing an existing porch, but not adding any expansion of square footage to his home. After reviewing Ludlow Maintenance Commission (LMC) Covenants and Regulations regarding this issue, specifically Reg. II, Article II, Paragraph 2, which states that an addition *increases the exterior footprint and/or that increases square-footage by adding a second story*. Committee members unanimously agreed that Mr. Pflugfelder's \$250.00 addition application fee should be refunded to him as this would not describe what he will be doing with his porch enclosure, General Manager Brian Belmont will send a refund check.
- As Sharron Sherfick (former ACC Chairperson) will be unable to present the year end ACC report at the annual LMC meeting, committee member Eve

McDougall will represent the ACC, secretary Sue Bartkus will help prepare a summary for Ms. McDougall.

- General Manager Brian Belmont attended today's meeting to inquire whether an owner has suspended their building plans (they have) because they've been delinquent in paying their assessment. Mr. Belmont is seeking a consensus between committees regarding suspension of privileges to members who are delinquent with their assessments.

New and Old Business in Order of Discussion:

- 1. Larry & Diane Golphenee, owners of lot # 1-3-053, 40 Evans Lane,** requested ACC approval to replace their existing roof with 40 year laminate Pewter Gray shingles by Pabco Premier. They also submitted a letter asking for clarification as to why their previous request was denied for a standing seam metal roof. Committee members approved the new material and a letter will be sent that informs the Golphenee's that the ACC has a standing policy that only metal roofing material that simulates the look of shingles may be approved.
- 2. Members reviewed and approved a fence request made by Dr. Art Zoloth owner of lot # 3-0-52, 632 Rainier Lane.** Committee members conducted a site visit and advised Mr. Zoloth that closed fencing (as described in his application) could not be approved; he agreed to modify his plans to accommodate the fencing guidelines. An approval letter will be sent.
- 3. The new house application of Frances & Andrea Marik, owners of Lot # 2-3-020, Wheeler Drive** was reviewed. Mr. & Ms. Marik's plans are for a 2,350 sq. ft one level (with daylight basement garage) house, with a maximum elevation of 200.96 at the cupola; most of the building is 197 ft. elevation according to the survey plan. There will be an attached two (2) car garage, no trees will be removed, and paint and roofing material requests as well as a construction agreement form were submitted with the package. Neighbor notices were sent on January 15, 2009, with the comment period due January 29, 2009, no neighbor comments were received. The construction agreement has been signed by Kurt Schweizer, the Jefferson County Building permit, the revised Port Ludlow Drainage District (PLDD) approved drainage plan, and revised house plans have all been sent in by Mr. Gregov, the Mariks architect. Committee members will be meeting at the site for a pre-construction meeting with the contractor and architect.
- 4. Lynn and Sharon Sorenson, owners of lot # 2-3-031, 615 Pioneer Drive,** submitted a request for approval to remove one sixteen (16) inch diameter Redwood tree that they state "was planted, grows rapidly, is blocking our view, to be removed by Yeoman Tree Service". Members Eve McDougall and Vaughn Bradshaw will conduct a site visit;
- 5. Al Krininger, owner of lot # 1-1-069, 10 Phinney Lane,** 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". As committee members had difficulty determining what Mr. Krininger was requesting, they asked Secretary Sue Bartkus to call Mr. Krininger and ask him to clarify his request and get the tree (s) marked that he wants to take care of. After reaching Mr. Krininger, Ms. Bartkus requested that he speak with committee member Vaughn Bradshaw so he could direct him to the proper tree that needed trimming as Mr. Krininger was in California and would not be able to get the tree marked prior to the site visit.
- 6. James and Kathy Powell, owners of lot # 1-2-048, 551 Montgomery Lane,** requested approval 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 will conduct a site visit.
7. A house paint request made by **Jerry Purdy, owner of lot # 2-3-139, 14 Forester Lane**, was reviewed and unanimously approved by the committee. The body color will be Hillsborough beige #133 the trim color will be BM # 1035 Cambridge riverbed Additional color will be BM # 1034 Clay. An approval letter will be sent.
 8. A **house paint request** for Sherwin Williams Navajo White # 6126 for the body, and Sherwin Williams # 107-7171 Super White for the trim (same as the existing colors on the house) was submitted by **Veronica Ryan and Bruce Pyles, owners of lot # 2-3-162, 50 Harms Lane**. Committee members viewed and unanimously approved this request. An approval letter will be sent.
 9. A **house paint request** for Kelly Moore 4172-2 Gypsum gap for the body, and Kelly Moore 4176-5 Wrightsford for the trim was submitted by **Will and Betty Stevens, owners of lot # 2-3-180, 11 Trader Lane**. Committee members viewed and unanimously approved this request. An approval letter will be sent.
 10. A **house paint request** for beige/gray for the body, and white for the trim (same as the existing colors on the house) was submitted by **Charles Stowell, owner of lot #1-4-007, 35 Cressey Lane**. Committee members viewed and unanimously approved this request. An approval letter will be sent. Mr. Stowell also submitted a request for approval to build a shed, included are plans and a site diagram. Committee members will visit the site prior to making a decision.
 11. A **house paint request** for Sherwin Williams Outer Bank # 7534 for the body, and Sherwin Williams Turkish Coffee # 6076 for the trim was submitted by **James Milner, owner of lot # 2-3-180, 631 Pioneer Drive**. Committee members viewed and unanimously approved this request. An approval letter will be sent.
 12. A **roof request** was submitted by **Robert Brodd, owner of lot # 2-2-093, 131 Goliah Lane**, for approval to have Bill Parker install Beachwood colored 50 year Advantage Heavyweight Laminated Shingles. Committee members viewed and unanimously approved this request. An approval letter will be sent.
 13. A **roof request** was submitted by **Roberta Gilbert & David Gooding, owners of lot # 5-0-014, 120 Montgomery Court**, for approval to have Eric Everson install Sable Wood (charcoal) colored 50 year Elk laminate Architectural GAF Shingles, before the end of April. Committee members viewed and unanimously approved this request. An approval letter will be sent.
 - 14.

Minutes of the Regularly Scheduled March 23, 2009 meeting were reviewed and approved as corrected.

The regularly scheduled meeting of the Architectural Control Committee of April 27, 2009 was cancelled. The next regularly scheduled meeting of the ACC will be Monday May 11, 2009 at 3:00 PM. The April 13, 2009 meeting adjourned at 5:20 p.m.

Respectfully submitted:
Susan Bartkus,
ACC Recording Secretary