

**Wescliffe Architectural Control Committee
Community Friendly-Good Neighbors
Meeting Minutes
October 15, 2018**

Meeting to order at 7:45 pm at the Lori Kendall's Residence

Members Present: Joel Postma, Lori Kendall, Don Johnson, Tanya Hammer

Members Not Present: Stephanie Gaston

Adjunct Advisors Present:

Residents Present: Nancy Austin, Jason Verberne, Shuhua Liang

Committee Organization:

1. Membership of ACC:
 - a. Voting: Joel Postma, Lori Kendall, Don Johnson, Tanya Hammer, Stephanie Gaston
 - b. Adjunct Advisors - Phil Mohammed, Nicole Bocook, Nick Cutting,
2. Leadership positions.
 - a. Director – Joel Postma
 - b. Secretary – Lori Kendall
 - c. Greenbelt – Joel Postma, Don Johnson, Lori Kendall
 - d. Entryway Maintenance – Don Johnson
 - e. Architecture Enhancement & Exterior Painting – Tanya Hammer & Lori Kendall
 - f. Private Property Trees – Tanya Hammer
 - g. Board Liaison to Entryway Maintenance - Chuck Bowman

Consent Agenda:

Meeting Minutes: September 10, 2018 minutes were approved.

Old Business:

1. **Committee 2018 Budget Status**
 - a. Wescliffe I Entryway – Brad maintenance Sept 25 \$ 206.30 \$2000.
Balance minus \$ 493.31
 - b. W-I water Sept. TPU \$279.96 \$700.
Balance minus \$ 190.63
 - c. Misc W-I & W-II entryway reserve \$500.
 - d. W-I entryway new landscaping \$1000.
Joel's expenses for lawn seed Jun 29 \$ 52.79
***Willow Tree Gardens (landscape plan by Jenny; 2017 cost)
Jan. 4th - \$195.00
Balance \$ 226.62
 - e. W-I wall caps, ten Sept. refund for pallets returned \$ 43.96 \$1000
Balance \$ 101.02
 - f. W-I wall stucco repair on east side \$500.
 - g. Wescliffe II Brad maintenance Sept 25 \$ 41.21 \$1500.
***Susan's costs from 2017 \$371.00
Balance \$862.49
 - h. Greenbelt 20 year plan maintenance Robert Sweet Jn 18 \$ 432.78 \$2000.
Balance \$ 1567.22
- Total 2018 Budget: \$9,200.**

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Remaining 2018 Funds: \$3073.41 Joel said with projected expenses before the end of the year we will be under budget by about \$1000.

2. Greenbelt:

a. Blackberry Brambles: Brad will spend one day cutting back blackberries in the Greenbelt area only. Lot 10 in W-I is a significant concern with blackberries growing into the Greenbelt that needs to be addressed by the Association and the homeowner.

b. Cutting Trees: Robert Sweet walked through Greenbelt on October 15 & 16 tagging trees to be cut or pruned. This cutting will be completed early in 2019. All work will meet the requirements of the 20 year plan for the Greenbelt.

c. Planting: Robert Sweet will plant 200 trees and bushes in Greenbelt in the spring of 2019. This includes Pacific Willow, Bitter Cherry (40' tall), Cascara (30' tall), and Osier Dogwood. Robert Sweet has a method of splitting plants which multiplies the number of plants to be used saving us money.

3. Entryway Maintenance

a. Wescliffe I – Entryway Plan:

(1). Seven peak post caps have been installed on east wall.

(2) Cherry Tree Pruning – Robert Sweet will prune cherry trees Oct 15 & 16. Joel said the Board does not want a fourth cherry tree planted on west side near 52nd St. which would have replaced the one removed in April due to rot and disease.

b. A neighbor has requested to park on grass in entryway. Because of reasons listed below and that the use of parking here is noxious and undesirable for the community, as cited in the WHOA CCR Article VII,(h), Lori made a motion to “Not allow off street parking in the WI entryway on west side to the corner of 52nd St Ct. W. nor will it be allowed on east side in front of Lot I because doing so is a noxious and undesirable use.” Tanya second the motion. Joel wanted to table the motion but no second was made. Safety is a major concern. Two people from the City of UP, Jack Eckland, City Engineer and Melanie Boehm, Code Enforcement, said they “do not recommend parking off street in W-I entryway due to the safety concerns of sight lines to 52nd and the curve in the road.” In addition, the City of UP staff stated that the city owns this land as their right of way. The right of way at W-I entrance extends 30 feet in either direction from the centerline of the street. WHOA spends a considerable amount of money keeping this entryway manicured for a positive welcome to our community. Parking on the lawn would ruin this appearance by causing ruts, mud and sprinkler heads to be broken. Lori and Tanya voted to approve and Don abstained. The motion was approved.

c. Stucco Wall: No agreement has been reached with Lot 28 regarding the tree and its roots encroaching into the wall.

4. Private Property Tree Cutting --- Tanya asked that the ACC assist/support her in requesting that certain trees on lots be topped or taken down to protect her view rights. Joel said he may not be the right person to address view issues. He said “views go both ways/directions” Tanya referred to CCR Article VIII (Preservation of View Rights) Joel suggested she speak with the Board and Scott to approach this issue neighborly. Per Joel--Bottom line this view issue will come down to working out the finances, cutters, permits/arborist if needed between neighbors involved.

New Business:

Budget for 2019: Joel proposed: **\$9200.** for the ACC to presented to the board.

Next meeting:

Location: November 5, 2018 7:45 pm at Don Johnson's home.

Agenda: Will be sent out before meeting to include minutes.

Meeting Adjourned at 9:35 pm