

**Wescliffe Architectural Control Committee  
Community Friendly-Good Neighbors  
Meeting Minutes  
March 25, 2019**

**Meeting to order at 7:45 pm at the Stephanie Gaston's Residence**

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

Adjunct Advisors Present:

Residents Present: Jason Verberne, Shuhua Liang, Benny & Nancy Austin, Scott Morgan and Stan Schmidtke.

**Committee Organization:**

1. Membership of ACC:
  - a. Voting: Joel Postma, Lori Kendall, Don Johnson, Tanya Hammer, Stephanie Gaston
  - b. Adjunct Advisors - Phil Mohammed, Nick Cutting
2. Leadership positions.
  - a. Director – Joel Postma
  - b. Secretary – Lori Kendall
  - c. Greenbelt – Joel Postma, Don Johnson
  - d. Entryway Maintenance – Stephanie Gaston
  - 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: February 25, 2019 minutes were approved.

**1. Approved Budget for 2019:**

|   |                 |
|---|-----------------|
| a. W-I Entryway lawn service and pruning  | \$ 2500.        |
| Feb 8 \$109.90 Lawn services and leaf clean up                                  |                 |
| Feb 27 \$109.90 Lawn services and leaf clean up                                 |                 |
| <b>Balance \$ 2280.20</b>   |                 |
| b. W-I Water, irrigation, testing & repairs                                     | \$ 1020.        |
| c. W-II Lawn service and landscaping  | \$ 1500.        |
| Feb 8 \$41.22 Lawn services and leaf clean up                                   |                 |
| Feb 27 \$41.22 Lawn services and leaf clean up                                  |                 |
| <b>Balance \$ 1417.56</b>   |                 |
| d. Miscellaneous W-I and W-II   | \$ 400.         |
| e. Greenbelt maintenance, planting, cutting trees, blackberries & noxious weeds | \$ 3780.        |
| <b>Total 2019 Budget</b>  | <b>\$ 9200.</b> |
| <b>Balance \$ 8897.76</b>   |                 |

**2. Greenbelt:**

a. **Tree Cutting:** Kendalls, Verberne, Austin, Mohammed and Johnson each have requests and concerns regarding trees in the greenbelt. For some residents, larger/more

mature tree planting would shield them from their view of fallen logs and debris in the greenbelt. Gregory Peck was to cut trees the end of March but will postpone work until Robert Sweet reviews the plan.

b. **Planting:** Following his overall plan for the greenbelt, Robert Sweet and his son planted 150 small trees March 2nd. Concerns were made by Jason Verberne and Stan Schmidtke that it appears to them the majority of plantings during the past two years have not survived. They and Nancy Austin suggested planting fewer and larger/more mature trees that would allow a better chance of survival. The plan is to use tree species that will grow no more than 40 feet in height so they will not be an issue for WI view in the future. Robert Sweet claims the majority of plants have survived. Several neighbors are working in greenbelt next to their property line and are watering plants. Stan suggested water collars for these newly planted trees. The cost of \$50 for three collars from Amazon. Brent Mounts has not yet used the \$200 the ACC allowed him for his volunteering to place chicken wire around small trees behind his house. This will deter deer from decimating same.

### 3. **Entryway Maintenance:**

a. **Wescliffe I** – Scott Morgan and Joel will work on stucco wall on east side where worst deterioration has occurred. Lori and Stephanie will paint the areas that were repaired. The issue of Ryan McCray's tree (Lot 28) growing into the stucco wall is on hold for now.

b. **Wescliffe II** -- Jason Verberne will talk with neighbors and come up with suggestions for the entryway.

c. Stephanie Gaston will talk with Brad to develop a schedule and expectations of his work in the two entryways.

### 4. **Private Property Tree Cutting ---**

a. Sometime before this meeting, Brent Mounts and Scott Morgan met with Stan Schmidtke, Heath Jarchow and others regarding their plan to remove 17 - 21 trees and top others on lots 9, 11 and 12 of Division 2. This was in response to the February 25<sup>th</sup> ACC meeting when Jason Verberne, Benny Austin and Brent Mounts raised concerns that their individual views are being obscured by 12 trees located on lots 9, 11 & 12 of WII. As noted in the February 25<sup>th</sup> ACC meeting minutes it was decided that "Brent will meet with the homeowners of these lots. They are requesting assistance from the ACC and Board to facilitate their desires.... Joel was clear that before any cutting can commence, approval from the ACC is required as per Covenants Article XII q. ACC will also need a "cutting plan" as to location of any slash left in the greenbelt. A permit from the City of University Place might be necessary to validate any negative consequences such as erosion/slope or water runoff. Joel added the WHOA must be indemnified from any damage or harm from workers in the greenbelt. Cutter/tree feller must be bonded. Neighbors adjacent to the cutting need to be advised and their concerns be addressed. Any work done must be complementary to the current 20 year plan for the greenbelt."

b. On March 21<sup>st</sup>, Joel forwarded Brent and Scott's written request to the Committee members and on March 22<sup>nd</sup>, emailed the request to the WII neighbors for concurrence. Their consortium hired a tree feller and began cutting on March 14<sup>th</sup> without the approval from the ACC. This action did not follow the Wescliffe Covenants and Restrictions; Article XII q. Questions and concerns the ACC raised as part of its approval process were not addressed by the consortium before they started cutting. Their action was intentional disregard for WHOA's established governing rules.

c. At the ACC meeting on March 25<sup>th</sup>, Scott Morgan stated they moved forward with the tree removal because of "momentum" and Brent Mounts had been verbally asking in general terms for tree removal for awhile. However, the ACC was clear in its February 25<sup>th</sup> guidelines for approval which included submission of a written detailed plan to the ACC; this

wasn't done until seven days after the cutting started. Robert Sweet will be brought in to designate a location of placement of the trees and slash in the greenbelt and confirm the proper placement complementary to the 20 year plan.

**5. Architectural Enhancement Requests – None.**

**New Business: None**

**Next ACC meeting:**

Location: April 15, 2019 7:30 pm at Lori Kendall's home.

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

**Meeting Adjourned at 9:10 pm**