

ARCHITECTURAL STANDARDS COMMITTEE MINUTES

THURSDAY, NOVEMBER 2, 2017 – 8:30 A.M.

Confirmation of Quorum: Bryan Johnson, Joel Madsen and Wally Greenough

Absent: Rick Ionita and Joel Green

Call to Order: Debbie Smith, Executive Director and ASC Meeting Chair called the meeting to order at 8:30 a.m.

Staff in Attendance: Sharon Holland, ASC Administrator
Rob Bloch, Construction/Compliance/Consultant

Guest Attendees: C.J. Stauffer, Incoming ASC Member 8:30 to 10:26 a.m.
Nancy Dierx, Incoming ASC Member 8:30 to 10:26 a.m.
David Ulis, SRA Liaison 8:30 to 10:26 a.m.
Jason Ragsdale, CN Lot Owner (9f) 9:00 a.m. to 9:23 a.m.

- 1) **Approval of the October 26, 2017 Meeting Minutes.** The Minutes were approved with modifications.
- 2) **Review Current Agenda** – The Committee reviewed the agenda.
- 3) **Approval of the Consent Agenda** – There were no items to discuss.
- 4) **Acceptance Review** –
 - a) **Millard, SAG IV-A Lot 79, 5433 Canvasback** - The landscape plan was accepted for posting on the condition that the plan be modified to indicate adequate screening for the gas and electrical utilities.
- 5) **Formal Review**
 - a) **Vezzetti, BE Lot 4, 5746 Great Blue Heron Lane** – The landscape plan was formally approved provided that the plan be modified to reflect the changes to the area where the cedar trees and rhododendrons will be planted.
 - b) **Hintz, SAGII Lot 6, 8826 Goshawk** – The house plans were formally approved.
- 6) **Construction/Compliance Consultant Status Report** – Rob Bloch presented an update.
- 7) **Inspections** – There are no inspections that need to be scheduled.
- 8) **New Business** –
 - a) **Next Adventure – CN Lot 9 & 10, 5427 Wood Duck Loop** – In regard to the request to change siding materials, the Committee voted to refer this matter to the SRA Board for further interpretation of Section 10.06.03 of the CC&Rs and the ASC Standards as it relates to the “appearance of wood”.-
 - b) **Tree Topping Review** - On hold pending full committee.

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9) Unfinished Business –

a) **Sea Smoke** – Permanent asphalt paving at the second Entrance – There is a meeting schedule with the ad hoc committee and the City of Blaine for Monday, November 6, 2017.

b) **Unfinished projects** – There were no updates to the spreadsheet.

c) **ASC Orientation process** – On hold pending full committee.

d) **Undeveloped lots 2017** – Administrator to send letters to owners of undeveloped lots needing attention.

e) **Semiahmoo Resort Golf & Spa** – Unauthorized tree removal - This item will remain on the agenda until further action by the Resort.

f) **The Next Adventure, CN Lots 6, 7 & 8** – Jason Ragsdale, lot Owner-Builder, made a written request to clear cut Carnoustie Lots 6, 7 & 8, within the buildable footprint of each lot prior to submitting house plans for construction. The stated purpose is to enable the owner/builder to remove and relocate excess soil from his other lot(s) currently under construction. while creating building pads for future homes at the same time. If approved, this will be a time and cost-saving benefit to the Owner-Builder.

The Committee decided to table this request until Mr. Ragsdale submits formal house and drainage plans, and his timeline for construction.

g) **Semiahmoo Shore** – The Garden Consultant reviewed her finding regarding the maiden grass at the exit from Semiahmoo Shore. The grass is already too tall and poses a potential safety hazard as you exit the neighborhood. The ASC Administrator will send an email requesting that the developer relocate the maiden grass to a different location.

10) Liaison Comments – Carnoustie Roofing

At the request of the SRA Board, the ASC is considering additional action to deal with the unauthorized change during construction to the home under construction on Carnoustie lot (10). The ASC will attempt to arrive at a consensus on two or three options, and/or make a recommendation to the Board.

11) ASC Administrator's Report – The Administrator had no additional comments.

Adjournment – The next meeting will be on November 16, 2017 at 8:30 a.m.

Respectfully submitted,

Sharon Holland
ASC Administrator

Debbie Smith, SRA Executive Director
and non-voting member

Date

Date

These minutes were approved on November 16, 2017.