ARCHITECTURAL STANDARDS COMMITTEE
MINUTES
THURSDAY, DECEMBER 14, 2017 – 8:30 A.M.

Confirmation of Quorum: Bryan Johnson, Joel Madsen, Rick Ionita, and Wally Greenough (11:45 a.m.)

Absent: Joel Green

Call to Order: Debbie Smith, Executive Director and ASC Meeting Chair called the meeting to order at 8:10 a.m.

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

Guest Attendees: C. J. Stauffer, Incoming ASC Member (11:45 a.m.)
David Ulis, SRA Liaison
Ken Johns, Clubhouse Point Resident, 9:30 a.m.
Greg St. Pierre, Director of Facilities, Semiahmoo Resort, Golf & Spa
9:30 a.m. 10(e)
Jason Ragsdale, CN Lots 6, 7, 8 & 10, 9:45 a.m. (10f, 10g, 10h)
Greg Hinton, GLEPCO, CN Lot 11, 9:45 a.m. (10j)
Chuck Cummins, CERPCO, CN Lot 11, 9:45 a.m. (10j)

1) Approval of November 13 and 16, 2017 Meeting Minutes – Both meeting minutes were approved as written.

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) Kush, SAG IV-A Lot 83, 5451 Canvasback Rd. – The landscape plan was accepted for posting with the following conditions: relocate the swing set closer to the house to add a greater degree of safety and add another hydrangea by the gas meter to better screen it from the neighbors.
   b) GLEPCO/CERPCO, SAGIV-B Lot 44, 8858 Wood Duck Way – The landscape plan will be re-reviewed by the Garden Consultant. There is a concern of too much grass being used and the viability of the lawn planted between the home and the neighbors.

5) Formal Review – There were no items to review.


7) Inspections –
   a) Mcleod, TW Lot 2, 8806 Goldeneye – Six (6) trees were approved for removal.
   b) Semiahmoo Shore Units 13/14 & 17/18 – Re-inspection will be on 12/20/17.
   c) Morrill, SAG I, Lot 37, 8910 Bald Eagle Drive - Inspection scheduled for 12/20/17.
   d) CN Lots 6, 7 & 8 – Inspection scheduled for 12/10/17.

8) View Control -
   a) Tract F Boundary Ridge HOA – The removal of the three (3) trees was approved.
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b) Boczek, BR I Lot 8, 9131 Great Blue Heron Lane – The discussion was tabled until January 11, 2018. A letter will be sent to Mr. Hanrahan as follow-up to his letter.

c) Miller, DC Lot 19, 9126 Mallard Rd. – The Committee was given an update after an onsite inspection of the Leland Cypress plants that fall within the view control area for this lot.

9) New Business –
   a) Tree Topping Review – John Hymas a certified arborist (Moonlight Tree Service) will be invited to the next meeting to discuss tree topping, when and if it’s appropriate; pruning and other related topics.

10) Unfinished Business –
   a) Sea Smoke – Curbing at exit/2nd Entrance – continued after the holidays
   b) Unfinished projects – Sharon gave an update on the spreadsheet.
      A letter will be sent to the Roe’s reminding them of their deadline to remove the topped trees. An email will be sent to the City of Blaine and Chris Franiek in regard to the status of the Marin Watermark project.
   c) ASC Orientation process – Currently gathering input from committee members
      1) ASC Mission & Objectives
      2) ASC Objectives & Goals
      3) ASC Key Operating Processes
      Bryan recommends adding a comment on the document that “we aren’t professionals, we are volunteers.”
      Joel M. volunteered to work on Guidelines!
      Rick and Ken Johns (past ASC member) – volunteered to be proofreaders.
   d) Undeveloped lots 2017 – The Stevens will be contacting their neighbor Arthur Kong/Esteem Ltd. to seek approval to trim trees on his lot which will improve their view.
   e) Semiahmoo Resort Golf & Spa – Greg St. Pierre gave an update and asked the ASC for guidance as it relates to the trees that were removed without approval in the parking lot in front of Marin. He stated the trees were not healthy; they had become invasive and were damaging the parking lot. He presented the possibility of installing bioswales in the middle planting areas. Mr. St. Pierre will submit a landscape plan in advance of the January 11, 2018 meeting
   f) The Next Adventure, CN Lots 6, 7 & 8 – Mr. Ragsdale presented his request again to remove all the trees on Carnoustie lots 6, 7 & 8 except for the ones in the 40’ landscape buffer. Mr. Ragsdale said they need to be able to level the lots to be able to build. The Committee decided to meet at these sites to get a better understanding of the topography for these lots.
   g) Next Adventure – CN Lot 10, 5427 Wood Duck Loop – Mr. Ragsdale made a new request to be allowed to use Custom Colonial Smooth Hardie Siding with a ship lap edge. He would install it with a mixed reveal of 7” and 2”. The Committee decided to table this until the next ASC meeting and asked Mr. Ragsdale to bring in a sample board of what he would like to do.
   h) Next Adventure – CN Lot 10, 5427 Wood Duck Loop – A motion was made and adopted to recommend a fine to the SRA Board for making a construction change without prior ASC approval.
   j) GLEPCO/CERPCO, CN Lot 11, 5421 Wood Duck Loop – Homeowner is requesting to change to the smooth finish Hardie plank. They stated the reveal would be a 5” exposure (the
neighbor across the street has a 7” reveal which was approved). This matter was tabled until the next meeting in order for the Committee to view new materials.

11) **Liaison Comments** – There were no items to report.

12) **ASC Administrator’s Report** – There were no items to report.

Ken Johns who was instrumental in the re-wording of the CC&R’s presented changes that need to be made to the Guidelines and Standards for Home Construction.

1. Driveway slope issue – Builder submit plan and profile as planned. Add to Rob’s checklist!?
2. Colors – “Earthtones”
3. 10.06.04 – Minimum roof slope taken out – was originally driven by cedar shakes and shingles. Since we have now approved other products other than cedar shingles it seemed like a good idea to take this minimum out.
4. 10.07 (d) tree proximity to home is 10 feet now instead of 5 feet.
5. 10.01 reference maximum wattage on lighting?? needs to be changed to lumens.
6. Number of trees on a lot seems arbitrary. Suggests that this topic be re-address. Dwarf trees in some instances count as trees due to view control.
7. 10.12 satellite dishes and who makes the decision as to whether they are allowed.
8. Size of plants – is there a requirement?

**Adjournment – The meeting adjourned at 12:40 p.m.** The next meeting will be on January 11, 2018 at 8:30 a.m.

Respectfully submitted,

____________________________________  ______________________________________
Sharon Holland  Debbie Smith, SRA Executive Director
ASC Administrator and non-voting member

____________________________________  ______________________________________
Date  Date

These minutes were approved on January 11, 2018.