

**SEMIAHMOO RESORT ASSOCIATION  
ARCHITECTURAL STANDARDS COMMITTEE  
MINUTES**

**Friday, February 10, 2017  
SRA Conference Room – 9001 Semiahmoo Parkway**

**Confirmation of Quorum:** Bryan Johnson, Ken Johns, and Wally Greenough

**Absent:** Joel Green and Rick Ionita

**Call to Order:** Debbie Smith, Executive Director and ASC Meeting Chair called the meeting to order at 10:28 a.m.

**Staff in Attendance:** Sandy Bonnickson, ASC Administrator/Minute Taker

Rob Bloch, Construction/Compliance/Consultant

**Guest Attendees:** Don Hardy, SRA Liaison

Doug Scoggins, Pioneer Post Frame – 11:10 a.m. to 12:01 p.m.

Tyler Green, Pioneer Post Frame – 11:10 a.m. to 12:01 p.m.

Ted Metz, 10:30 to 10:48 a.m.

**1) Approval of the January 26, 2017 meeting minutes.** The minutes were approved.

**2) Review Current Agenda** – Members reviewed the agenda for this meeting.

**3) Acceptance Review –**

**a) Apodaca, SAG II, Lot 48 – 5546 Peregrine Way** – The Architectural Standards Committee reviewed and accepted the house submission for posting. The owners will be invited to come to the ASC meeting on February 23<sup>rd</sup> to clarify the lean-to and the landscaped trellis as shown on the house plan.

**4) Formal Review** – None

**5) Construction Compliance Consultant (CCC) & Status Reports**

1. Sihota (5566 Harlequin) working on interior. The outside punch list items on the house are almost complete.
2. Hawthorne Land (8775 Clubhouse Pt. Drive) working on siding and interior.
3. Hawthorne Land (8777 Clubhouse Pt. Drive) working on siding and interior.
4. Taylor (9145 Shearwater) working on interior and landscaping.
5. Pannu (5424 Wood Duck Loop) working on siding and roofing.
6. Semiahmoo Shore (Tract “A” Lots 1/2) 9435/9433 West Turnstone Lane – looks complete.
7. Semiahmoo Shore (Tract “A” Lots 3/4) 9431/9429 West Turnstone Lane – looks complete.
8. Semiahmoo Shore (Tract “A” Lots 5/6) 9427/9425 West Turnstone Lane – working on siding/interior.

9. Semiahmoo Shore (Tract "A" Lots 7/8) 9423/9421 West Turnstone Lane – working on foundation.
10. Semiahmoo Shore (Tract "A" Lots 9/10) 9419/9417 West Turnstone Lane – not started.
11. Semiahmoo Shore (Tract "C" Lots 25/26) 9416/9418 West Turnstone Lane – working on siding.
12. Semiahmoo Shore (Tract "C" Lots 27/28) 9420/9422 West Turnstone Lane – working on roofing.
13. Semiahmoo Shore (Tract "C" Lots 29/30) 9424/9426 West Turnstone Lane – working on framing.
14. Semiahmoo Shore (Tract "C" Lots 31/32) 9428/9430 West Turnstone Lane – working on foundation of the duplex.
15. Semiahmoo Shore (Tract "C" Lots 33/34) 9432/9434 West Turnstone Lane – work not started.
16. Semiahmoo Shore (Tract "C" Lots 35/36) 9436/9438 West Turnstone Lane – work not started.
17. Semiahmoo Shore (Tract "L" Lots 11/12) 9415/9413 West Turnstone Lane – working on the foundation.
18. Semiahmoo Shore (Tract "L" Lots 13/14) 9411/9409 West Turnstone Lane – working on the foundation.
19. Semiahmoo Shore (Tract "L" Lots 15/16) 9407/9405 West Turnstone Lane – working on siding and interior.
20. Semiahmoo Shore (Tract "L" Lots 17/18) 9403/9401 West Turnstone Lane – working on siding and interior.
21. Semiahmoo Shore (Tract "L" Lots 19/20) 9402/9404 West Turnstone Lane – excavating.
22. Semiahmoo Shore (Tract "L" Lots 21/22) 9406/9408 West Turnstone Lane – excavating.
23. Semiahmoo Shore (Tract "L" Lots 23/24) 9410/9412 West Turnstone Lane – excavating.
24. McGregor, (5431 Tananger) – working on roof and interior.
25. Paquin, (8608 Great Horned Owl Lane) – siding/roofing being installed.
26. Sullivan/Gieren (9127 Mallard Road) – working on interior.
27. Vezzetti, Boundary Estates (5746 Great Blue Heron) – work not started.
28. Millard, (5437 Canvasback Road) – work not started.
29. Kush, (5451 Canvasback Road) – work not started.
30. Greenough, (8649 Wood Duck Way) – work not started.
31. Sanderson, (9138 Wigeon Court) – work not started.

#### 6) Inspections –

- a) **Tyrrell, SAG IV-C, Lot 36 – 5364 Snow Goose** – On February 3<sup>rd</sup> the ASC approved removal of a tree via e-mail photos.
- b) **GEV – Re-approval of tree between 9114/9118 Gleneagle Dr.** – On February 3<sup>rd</sup> (via e-mail photos) the ASC re-approved the removal of a tree originally approved for removal on January 18, 2016.
- c) **Kolakowski, TW, Lot 15 – 8858 Dunlin Court** – On February 3<sup>rd</sup> (via e-mail photos) the ASC approved removal of one tree.
- d) **Sihota, SAG I, Lot 39 – 5566 Harlequin Court** – The re-inspection for final approval of the punch list items is scheduled for February 16<sup>th</sup>.

#### 7) New Business –

- a) **Carnoustie** – Multi-Family Concept Presentation – Doug Scoggins and Tyler Green of Pioneer Post Frame spoke to the ASC regarding a concept for the multi-family area of Carnoustie. They brought renderings and a model of what they would like to propose. The concept includes 4-plexes with low pitched roofs (approximately 2:12) and standing seam metal roofs. The architecture of the proposed buildings is similar to what is typical in the Whistler area involving post and beam construction with more contemporary design features. The lower roof line idea

is to provide views for the homes above the multi-family complex. Ken volunteered to review Article X regarding what design constraints apply to multi-family residences. Further review is needed on the proposed project.

- b) **Green, BR I, Lot 4 – 9115 Great Blue Heron** – The ASC approved the request to install an air conditioning unit on the north side of the house. The decibel level is within the allowed limit and the A/C unit will not be seen by neighbors or from the road.
- c) **Kwok, SAG IV-A, Lot 62 – 5425 Quail Run** – The committee approved the request to install Presidential CertainTeed roofing material on the house in the color Autumn Blend.
- d) **City of Blaine, Planning Commission Meeting, February 9<sup>th</sup> – Shoreline Substantial Development Permit** – Historical Shelter at the Semiahmoo Park by the Museum. The committee noted the addition of the roofing on the shelter already built at the Museum.
- e) **Plombon/Haines, DH I, Lot 24 – 5416 Goldfinch Way** – The ASC approved the change in the garage door from two car doors to one large door. This will make easier access from this steep driveway. The door will be a Sonoma 8500 with the finish of the door being Golden Oak.

#### 8) **Unfinished Business** –

- a) **Marin Watermark, Marin Extension Request** – City of Blaine Planning Commission Meeting January 26<sup>th</sup>. The request for a one year extension for a Shoreline Substantial Development Permit was approved by the Planning Commission.
- b) **Millard, SAG IV-A, Lot 79 – 5437 Canvasback Road** – The addition of a daylight basement on the golf course side of the house was approved as per the plans.
- c) **Metz, SH, Lot 32 – 8606 Blue Grouse** – Request to install a propane tank and generator for emergency use. Mr. Metz attended the ASC meeting and explained that he will be installing a 100 gallon propane tank and an 11 kilowatt Kohler Power Unit. The Kohler representative will be at his home on February 20<sup>th</sup>. He will stake out the area where the installation of these items will go near the house. The ASC members will have the opportunity to do an on-site review.
- d) **McGregor, SH, lot 18 – 5431 Tananger** – The committee approved the request to extend the time to complete the second story remodel until March 31<sup>st</sup>.
- e) **Dahl, BR I, Lot 31 – 9121 Chickadee Way** – A letter from the ASC was sent to Mr. Dahl requesting he respond in a written format by February 13<sup>th</sup>. The ASC is awaiting a reply.
- f) **Saletto, SAG IV-C, Lot 28 – 8692 Great Horned Owl Lane** – Due to the weather the ASC Administrator was not able to review the punch list items on this property. Item tabled until the meeting on February 23<sup>rd</sup>.
- g) **Review of CC&R's Article X** – Review is scheduled after the March 9<sup>th</sup> ASC meeting.
- h) **View Control – Global Issue** – Draft procedure for ASC tabled for full committee participation on March 9<sup>th</sup>.
- i) **Unfinished Projects** – The committee reviewed the information.
- j) **Undeveloped Lots 2017** – The ASC will start reviewing the undeveloped lots for in the near future.

#### 9) **Liaison Comments** – Don listened intently to the discussions that ensued during the meeting.

#### 10) **ASC Administrator's Report** –

- a) **Taylor, BR I, Lot 54 – 9125 Shearwater Road** – The committee approved the request to extend the construction and landscaping deadline until July 31<sup>st</sup>.
- b) **Crossen, SAG III, Lot 1 – 5500 Canvasback Road** – ASC Administrator to check tire hanging from tree and picnic table in yard.

**11) Adjournment** – The meeting adjourned at 12:38 p.m. The next meeting will be held on Thursday, February 23, 2017 at 8:30 a.m.

Respectfully Submitted,

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Sandy Bonnickson  
ASC Administrator

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Debbie Smith SRA Executive Director  
and ASC Meeting Chair

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Date

\_\_\_\_\_  
Date

These minutes were approved on February 23, 2017.