

**SEMIAHMOO RESORT ASSOCIATION  
ARCHITECTURAL STANDARDS COMMITTEE  
MINUTES**

**Thursday, March 23, 2017  
SRA Conference Room – 9001 Semiahmoo Parkway**

**Confirmation of Quorum:** Ken Johns, Wally Greenough (8:41 to 10:31 a.m.), Rick Ionita and Joel Green

**Absent:** Bryan Johnson

**Call to Order:** Debbie Smith, Executive Director and ASC Meeting Chair called the meeting to order at 8:33 a.m.

**Staff in Attendance:** Sandy Bonnickson, ASC Administrator/Minute Taker  
Rob Bloch, Construction/Compliance/Consultant

**Guest Attendees:** Tyler Green, Pioneer Post Frame – 9:04 to 9:49 a.m.  
Doug Scoggins, Pioneer Post Frame – 9:04 to 9:49 a.m.

**1) Approval of the March 9, 2017 meeting minutes.** The minutes were approved.

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

**3) Acceptance Review** – None

**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) – interior and landscaping.
27. Vezzetti, Boundary Estates (5746 Great Blue Heron) – tree removal started.
28. Millard (5437 Canvasback Road) – work not started.
29. Kush (5451 Canvasback Road) – work not started.
30. Greenough (8649 Wood Duck Way) – foundation.
31. Sanderson (9138 Wigeon Court) – work not started.
32. Apodaca (5546 Peregrine Way) – work not started.
33. Hurt (5747 Great Blue Heron) – work not started.

**6) Inspections –**

- a) **Oldaker, BR II, Lot 12 – 9042 Shearwater** – Tree inspection is scheduled on March 27<sup>th</sup>.
- b) **Saletto, SAG IV-C, Lot 28 – 8692 Great Horned Owl** – Tree inspection is scheduled on March 27<sup>th</sup>.
- c) **Marshall, SAG II, Lot 24 – 8820 Osprey** – Tree inspection is scheduled on March 27<sup>th</sup>.

**7) New Business –**

- a) **Kulhanek, RT, Lot 19 – 8609 Great Horned Owl Lane** – The Architectural Standards Committee (ASC) reviewed and approved the following changes for the outside of the house: Change in colors, replacement post and new stone on the post and on each side of the garage door. A covered roof will be added to the rear deck. Reroofing of the house using Presidential CertainTeed Shake in the color Aged Bark. The following color changes were approved:

Fascia: Benjamin Moore HC-26 Monroe Bisque  
 Window/Trim: Benjamin Moore AC-40 Glacier White  
 Corners: Benjamin Moore HC 26 Monroe Bisque  
 Garage Door: Benjamin Moore HC-26 Monroe Bisque  
 Accent Stone: Gobi Blend

- b) **Entin, BR I, Lot 25 – 9151 Belted Kingfisher** – Change in driveway is tabled until the next meeting.
- c) **Greenough, RT, Lot 47 – 8649 Wood Duck Way** – The committee reviewed and approved the request to add an antenna to the home being built at this address. This antenna will be used to permit emergency communications with emergency operation centers in Blaine, Whatcom County, Island County and the lower mainland of Canada. It is a stainless steel Dualband Base/Repeater Antenna. The antenna height is 5’6” placed on the roof and will be within an area surrounded by trees and should not be visible to the neighbors.
- d) **Courier** – The committee reviewed the current ASC page of the Courier and will be revising the information prior to it being distributed to the Semiahmoo Community.

**8) Unfinished Business –**

- a) **Kush, SAG IV-A, Lot 83 – 5451 Canvasback Road** – The ASC approved the changes to the house plan. The footprint coverage was reduced from 24.22% to 22.15% and the impervious coverage was increased from 33.09% to 33.38%. There are some interior changes but no visible changes to the exterior of the house.
- b) **Carnoustie** – Pioneer Post Frame provided a model they had built showing the possible types of finishes on the outside exterior finishes of the proposed homes. They are working with a design company on this project and will have further information in the next couple of weeks. The number of units on Tract F is being reduced to five (5) two story duplexes. These homes will have more of a woodsy Northwest tone with an approximate roof height of 27’. On Tract D they are proposing a four to six-plex with the garage below the units. More information will be brought to the committee in the near future.
- c) **Presidential CertainTeed Shake/PABCO Shakes** – The final approved alternative roofing choices and colors were approved by the Semiahmoo Resort Association (SRA) Board of Directors on March 15<sup>th</sup>. The ASC reaffirmed their approval on March 23<sup>rd</sup>
- d) **Dahl, BR I, Lot 31 – 9121 Chickadee Way** – No response has been received from Mr. Dahl regarding his updated landscaping plan.
- e) **Metz, SH, Lot 32 – 8606 Blue Grouse** – A response to Mr. Metz will be drafted and approved by the ASC prior to being mailed.
- f) **Review of CC&R’s Article X** – Ken Johns is working on revising Article X. A copy will be brought to the committee in the near future.
- g) **View Control – Global Issue** – Rick Ionita will redraft a View Control Letter to be sent to the people within the View Control areas of the Semiahmoo Community.
- h) **Unfinished projects** – The committee reviewed the updated list.
- i) **Undeveloped lots 2017** – ASC members to complete lot inspections by March 31, 2017 and give the results to the ASC Administrator.

**9) Liaison Comments – None**

**10) ASC Administrator’s Report – None**

**11) Adjournment** – The meeting adjourned at 10:49 a.m. The next meeting will be held on Thursday, April 13, 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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

These minutes were approved on April 13, 2017.