

**SEMIAHMOO RESORT ASSOCIATION  
ARCHITECTURAL STANDARDS COMMITTEE  
MINUTES**

**Thursday, June 22, 2017  
SRA Conference Room – 9001 Semiahmoo Parkway**

**Confirmation of Quorum:** Ken Johns, Rick Ionita, Wally Greenough, Bryan Johnson and Joel Green

**Call to Order:** Debbie Smith, Executive Director and ASC Meeting Chair called the meeting to order at 8:31 a.m.

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

**Guest Attendees:** Dave Ulis, SRA Liaison – 8:31 to 11:52 p.m.  
Alan Kendal – GAF Roofing – 8:40 to 8:47 a.m.  
David Steward – 9:00 to 10:09 a.m.  
Wayne Schwandt, Sea Smoke – 9:00 a.m. to 10:09  
Ted Mischaikov, Sea Smoke – 9:00 a.m. to 10:09  
Joel Madsen 8:33 to 11:45 a.m.

- 1) **Approval of the June 8, 2017 meeting minutes.** The minutes were approved.
- 2) **Review Current Agenda** – Members reviewed the agenda for this meeting.
- 3) **Approval of the Consent Agenda** – All Items were approved.
  - a) **Next Adventure, CN, Lot 9 – 5433 Wood Duck Way** – On June 13<sup>th</sup> the Architectural Standards Committee (ASC) met with the developer and accepted the house plans for posting. The developer will bring back new plans showing more accent materials.
  - b) **Next Adventure, CN, Lot 10 – 5427 Wood Duck Way** – On June 13<sup>th</sup> the Architectural Standards Committee (ASC) met with the developer and accepted the house plans for posting. The developer will bring back new plans showing more accent materials.
  - c) **Cummins, SAG IV-B, Lot 44 – 8858 Wood Duck Way** – The committee formally approved the house plan on June 13<sup>th</sup>. The developer will bring in the revised house plan.
  - d) **Rojo, SH, Lot 27 – 8617 Blue Grouse Way** – The ASC approved the change in house colors.
  - e) **Cox, SAG III, Lot 9 – 5511 Canvasback Road** – The ASC approved the addition of a retaining wall along the back of the home.
  - f) **Haggman, SAG II, Lot 8 – 8814 Goshawk** – The ASC reviewed and approved the addition of a light pole.
  - g) **Morrill, SAG I, Lot 37 – 8910 Bald Eagle Drive** – The Committee noted that the back area will not have stone but will use siding to match the rest of the home.

- h) **Pire/Buchanan, SAG IV-A, Lot 60 – 5415 Quail Run** – The Committee approved the removal of the tree in the front yard.
- i) **Greenough, SAG II, Lot 45 – 8823 Goshawk Road** – Committee approved the change in front door color.

**4) Acceptance Review –**

- a) **Cummins, CN, Lot 11 – 5421 Wood Duck Loop** – House submission was accepted for posting. The builder to provide additional accent to front entryway elevation. A note showing request of addition of accent materials will be placed upon posting of plans.

**5) Formal Review –**

- a) **Pannu, CN, Lot 16 – 5424 Wood Duck Loop** – The committee reviewed and approved the revised landscaping plan. There were no comments from the neighbors.
- b) **Next Adventure, CN, Lot 9 – 5433 Wood Duck Way** – The committee reviewed the revised plans and formally approved them. The home on Lot 9 will not have stone. Modifications to the elevations met with committee approval. There were no comments from the neighbors.
- c) **Next Adventure, CN, Lot 10 – 5427 Wood Duck Way** – The committee formally approved the revised house plans. There were no neighbor comments received.

**6) Construction/Compliance Consultant Status Report –**

1. Sihota (5566 Harlequin) working on interior. The outside punch list items on the house are almost complete. An email will be sent giving them a deadline date of 7/11/17 to complete the punch list items.
2. Hawthorne Land (8775 Clubhouse Pt. Drive) working on landscaping. Inside of home is complete.
3. Hawthorne Land (8777 Clubhouse Pt. Drive) working on interior and landscaping.
4. Taylor (9145 Shearwater) working on interior and landscaping.
5. Pannu (5424 Wood Duck Loop) working on siding, interior, and landscaping
6. Semiahmoo Shore (Tract “A” Lots 1/2) 9435/9433 West Turnstone Lane – complete.
7. Semiahmoo Shore (Tract “A” Lots 3/4) 9431/9429 West Turnstone Lane – 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 framing.
10. Semiahmoo Shore (Tract “A” Lots 9/10) 9419/9417 West Turnstone Lane – foundation.
11. Semiahmoo Shore (Tract “L” Lots 11/12) 9415/9413 West Turnstone Lane – working on the foundation.
12. Semiahmoo Shore (Tract “L” Lots 13/14) 9411/9409 West Turnstone Lane – working on the framing.
13. Semiahmoo Shore (Tract “L” Lots 15/16) 9407/9405 West Turnstone Lane – complete.
14. Semiahmoo Shore (Tract “L” Lots 17/18) 9403/9401 West Turnstone Lane – complete.
15. Semiahmoo Shore (Tract “L” Lots 19/20) 9402/9404 West Turnstone Lane – foundation.
16. Semiahmoo Shore (Tract “L” Lots 21/22) 9406/9408 West Turnstone Lane – not started.
17. Semiahmoo Shore (Tract “L” Lots 23/24) 9410/9412 West Turnstone Lane – not started.
18. Semiahmoo Shore (Tract “C” Lots 25/26) 9416/9418 West Turnstone Lane – siding and interior.
19. Semiahmoo Shore (Tract “C” Lots 27/28) 9420/9422 West Turnstone Lane – siding and interior.
20. Semiahmoo Shore (Tract “C” Lots 29/30) 9424/9426 West Turnstone Lane – siding and interior.
21. Semiahmoo Shore (Tract “C” Lots 31/32) 9428/9430 West Turnstone Lane – siding.
22. Semiahmoo Shore (Tract “C” Lots 33/34) 9432/9434 West Turnstone Lane – not started.
23. Semiahmoo Shore (Tract “C” Lots 35/36) 9436/9438 West Turnstone Lane – not started.

24. Paquin (8608 Great Horned Owl Lane) – Interior.
25. Vezzetti, Boundary Estates (5746 Great Blue Heron) – Foundation.
26. Millard (5437 Canvasback Road) – backfill.
27. Kush (5451 Canvasback Road) – excavated.
28. Greenough (8649 Wood Duck Way) – framing.
29. Sanderson (9138 Wigeon Court) – not started.
30. Apodaca (5546 Peregrine Way) – foundation.
31. Hurt (5747 Great Blue Heron) – tree clearing.
32. Kulhanek (8609 Great Horned Owl) – not started.
33. Singleton (5614 Sandpiper Lane) – tree clearing.
34. Cummins (8858 Wood Duck Way) – not started.
35. Mason ( 5440 Wood Duck Loop) – tree clearing.
36. Morrill ( 8910 Bald Eagle) – not started.

#### 7) Inspections –

- a) **Magryta, SAG II, Lot 40 – 8851 Bald Eagle Drive** – The ASC approved removal of the tree in the common area on June 12<sup>th</sup>.
- b) **Atchity, BR I, Lot 17 – 9169 Great Blue Heron** – The committee approved removal of three trees on June 12<sup>th</sup>.
- c) **Atchity, BR I, Lot 17 – 9169 Great Blue Heron** – A tree inspection is scheduled for June 28<sup>th</sup>.
- d) **Pallas, DH I, Lot 33 – 5485 Night Heron** – A tree inspection is scheduled for June 28<sup>th</sup>.
- e) **Singleton, PV, Lot 11 – 5614 Sandpiper Lane** – On June 19<sup>th</sup> an ASC member reviewed and approved removal of seven trees. The committee will review additional trees on June 28<sup>th</sup>.

#### 8) New Business –

- a) **Ulis, SAG II, Lot 14 – 8776 Goshawk** – ASC formally approved the addition of the moon gate.
- b) **Memo dated June 13, 2017** – Mr. Madsen came in and presented suggestions for changes to the Guidelines and Standards for Home Construction (GSHC). The current CC&Rs are in the process of being revised. Changes to the GSHC will not be done until the revisions of the CC&Rs are completed. The committee appreciated the work he put into the suggestions which can be reviewed at a future date.

#### 9) Unfinished Business –

- a) **Kendal, BR I, Lot 48 – 9174 Belted Kingfisher** – A memo will be sent to the Semiahmoo Resort Association (SRA) board recommending approval of the use of GAF Glenwood asphalt roofing materials in the following colors: Weathered Wood, Adobe Clay, Autumn Harvest and Dusky Gray.
- b) **Hanrahan, BR I, Lot 29 – 9135 Chickadee Way** – View Control Plan – The ASC approved the letter to be sent to the neighbor who has trees that are blocking Mr. Hanrahan’s view.
- c) **Hanrahan, BR I, Lot 29 – 9135 Chickadee Way** – The unauthorized greenhouse has been removed.
- d) **Sea Smoke** – Ted Mischaikov and Wayne Schwandt spoke to the committee and gave an update on the project. The infrastructure of the roads and utilities is being completed. The plans for the first model home are being completed, and will be submitted to the ASC within the next month. The committee discussed the signage concepts that were shown for the gate and entry way. Debbie read an excerpt from the agreement with Sea Smoke that states all signage will be consistent with the signage already in use throughout the Semiahmoo Community. This will be brought to the attention of the developers asking that they formally submit their signage designs to the ASC at an upcoming meeting.

- e) **Beachwalker Villas** – A letter will be sent to the Beachwalker Villa (BWV) HOA stating they are allowed to have only six (6) signs along the pathways or on the beach side of BWV property.
- f) **Review of CC&R’s Article X** – The CC&R committee is completing another review of the revisions and will be getting more input a focus group comprised of Semiahmoo residents to see if the revisions are easily understood
- g) **Unfinished projects** – Spread sheet update – Mr. Dahl will be given a date of July 7<sup>th</sup> for landscape completion.
- h) **ASC Orientation process** – This issue is still ongoing and will be reviewed at a future meeting.
- i) **Undeveloped lots 2017** – There are a few undeveloped lots that need to be reviewed by the committee. Three will be added to the next scheduled inspection list on June 28<sup>th</sup>.

10) **Liaison Comments** – The SRA is in the process of testing to see if voting can be completed electronically through the internet.

11) **ASC Administrator’s Report** –

- a) **New ASC Administrator** – Sharon Holland was introduced as the new ASC Administrator effective July 8, 2017.
- b) **Outgoing ASC Member and ASC Administrator** – Ken Johns was honored for his many years as an ASC member and hard work for the Semiahmoo Community. He has been very instrumental in several of the projects working hand-in-hand with the SRA Board to get them accomplished. Sandy Bonnicksen is retiring after 9 years working as the ASC Administrator.
- c) **Greenough, RT, Lot 20 – 8611 Great Horned Owl Lane** – A neighbor asked about the height of grass on the undeveloped lot. There is no regulation on the height of grass on undeveloped lots.
- d) **Kush, SAG IV-A, Lot 83 – 5451 Canvasback Road** – Unauthorized Tree Removal – Whatcom Tree Service is to replace any trees that were not approved for removal with trees that are a minimum of 12 feet once planted. The SRA Legal Liaison will be asked whether the SRA can prohibit companies from doing business in the community that do not comply with the CC&Rs and Community Rules.
- e) **Bailey, TW Lot 23, 8821 Goldeneye** – The committee approved the removal of a tree that has a large Burl growing from it.

12) **Adjournment 11:52 a.m.** – The next meeting will be on July 13, 2017 at 8:30 a.m.

Respectfully Submitted,

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 Sharon Holland  
 ASC Administrator

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 Debbie Smith, SRA Executive Director and  
 Non-voting Meeting Chair

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 Date

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 Date

These minutes were approved on July 13, 2017.