

ARCHITECTURAL STANDARDS COMMITTEE

MINUTES

THURSDAY, AUGUST 10, 2017 – 8:30 A.M.

Confirmation of Quorum: Rick Ionita, Wally Greenough and Bryan Johnson

Absent: Joel Green and David Ullis, ASC Liaison

Call to Order: Debbie Smith, Executive Director and ASC Meeting Chair called the meeting to order at 8:35 a.m.

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

Guest Attendees: Wayne Schwandt, Sea Smoke 8:30 – 9:08 a.m.
Ted Mischaikov, Sea Smoke 8:30 – 9:08 a.m.
Brian Ahlers - Altimeter (Designer) 8:50 – 9:08 a.m.
Angela Mischaikov, Sea Smoke 9:03 – 9:08 a.m.

- 1) **Approval of the July 27, 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) **Hepple, SAG III lot 4, 5512 Canvasback** – Siding, paint & stone addition.
- 4) **Acceptance Review** – Accepted for posting contingent on verification of the footprint coverage.
 - a) **Sea Smoke Lot 35 Model Home** – House Submission –
 1. Lot is flagged.
 2. The stone work doesn't wrap to an inside corner – it was suggested covering the transition with additional landscaping.
 3. The submittal as is meets the requirements in the Sea Smoke draft CC&Rs.
 4. Committee requests an allowable footprint coverage per lot (taking into consideration common space allotments) to provide easier check of the footprint coverage on future submissions.
- 5) **Formal Review** – None
- 6) **Construction/Compliance Consultant Status Report** – Update provide by Rob Bloch.
- 7) **Inspections** –
 - a) **deWeber, SAG IV-B Lot 36, 5354 Canvasback Rd.** – On 8/1/17 the ASC approved the removal of two cedars trees in a cluster of three between deWeber and Stevens homes. ASC requests the stumps be left to not interfere with remaining cedar in the cluster. The ASC criteria for removal of other trees in the back and front of the deWeber and Stevens' lots has not been met and would

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require an arborist's assessment confirming poor tree health in order for permission for any further tree removal.

b) Stevens, SAG IV-B Lot, 5358 Canvasback Rd. – On 8/1/17 the ASC required an arborist's opinion on tree removal.

c) Reeves, SAG IV-A, 5426 Canvasback Rd. - On 8/1/17 the ASC approved the removal of one flagged tree in buffer area of lot 10 Carnoustie which is leaning toward the Reeves' property.

d) Wall, SAG III Lot 5 – 5520 Canvasback Road – On 8/1/17 the ASC approved the removal of one tree directly touching the Wall's deck.

e) King, SAG IV-C, Lot 16, 8725 Bufflehead Ct. - On 8/1/17 the ASC approved the removal of a tree leaning toward the road.

f) Miller, DC Lot 19, 9126 Mallard Road – On 8/7/17 the ASC formally approved the landscape refurbishment.

g) Taylor, BR I Lot 54, 9125 Shearwater – On 8/7/17 the committee did not approve the final inspection requiring the items on the punch list to be completed.

h) Semiahmoo Shore, Lot 3 & 4, 9429 & 9431 West Turnstone - On 8/7/17 the ASC gave final approval on these units however, strongly recommended additional screening of heat pumps.

i) Semiahmoo Shore, Lot 5 & 6, 9425 & 9427 West Turnstone - On 8/7/17 the ASC approved the final landscape plan with one item on punch list. Landscaping is incomplete between Unit 6 and 7 due to continued construction on unit 7.

j) Cortes, RT Lot 12, 8612 Great Horned Owl – Tree inspection is scheduled for 8/14/17.

k) Kush, SAG IV-A Lot 83, 5451 Canvasback – Administrator to research what was done regarding trees that were removed by Whatcom Tree Service without permission.

8) New Business –

a) Ragsdale – CN Lots 8, 7, 6 – Conceptual Design for these homes – Administrator to draft a letter to Next Adventure LLC. requesting a conceptual design for all homes that will be built on these remaining lots.

9) Unfinished Business –

a) Cummins, CN, Lot 11 – 5421 Wood Duck Loop – Plans were formally approved 7/18/17 contingent on providing additional front entryway accent work. Submittal of additional accent work was formally approved.

b) Sea Smoke – Signage, Gate, Curbing at exit –

Gate Post – the ASC formally approved the cedar post with clear coat.

Color of concrete at entryway will be a darker rich grey with a smooth type finish to add a little character. The ASC formally approved this submission.

Curbing at exit – The City of Blaine Public Works Director - will review to ensure the exit has been built to approved specifications. Delivery trucks will have access off of Semiahmoo Drive. Placeholder sign is under construction and will be installed soon.

c) Unfinished projects – Spread sheet was reviewed and additional items were added.

d) ASC Orientation process – Review Draft – This is a work in progress.

#8 – ASC member suggested adding “what we don't do – what we don't have jurisdiction over”

#9 “Setting Precedent” addition to document was suggested.

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The Tree Removal assessment process was developed and provided as an example of an orientation module and committee members were asked to review and make editing suggestions. Rick will continue to develop other modules in the new member orientation package and send them out to committee members for review.

- e) **Undeveloped lots 2017** – Schedule inspection of any lots with either #1 or #2 priority issues for additional review by the committee as a whole.
Francis, DH II Lot 5, 5508 Pine Siskin – SRA Maintenance Tour Concern – ASC felt that if no property owners are showing a concern there is no basis for further review.
- f) **Woodard, BR I lot 7, 9129 Great Blue Heron Lane** – Administrator will research whether this tree was actually allowed to be topped and report at next meeting.
- g) **Louca, BR I Lot 9, 9141 Great Blue Heron Lane** – View Control – A letter will be sent reminding them of the View Control Plan (VCP).
There are trees on this lot that require some trimming (holly tree). Administrator will also send an email to the resident that expressed concerns as it relates to the VCP for this lot.
- h) **Stevens, SAGIV-B Lot 39, 5358 Canvasback Rd.** – Waiting for response from email sent to homeowner.

10) **Liaison Comments** – No report due to absence.

11) **ASC Administrator’s Report** –

- a) **Paden, TW Lot 1 8802 Goldeneye** – Tree inspection scheduled for August 14 at 10:30 a.m.
- b) **Germyn, DC Lot 9, 9103 Pintail Loop** – Tree inspection scheduled for August 14 at 10:30 a.m.
- c) **Hawthorne Development, Club House Pt. 5 & 6** – Final inspection scheduled for August 14 at 10:30 a.m.

12) **Adjournment** – The meeting was adjourned at 10:40 a.m. The next meeting will be on August 24, 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 August 24, 2017.