

ARCHITECTURAL STANDARDS COMMITTEE MINUTES

THURSDAY, AUGUST 24, 2017 – 8:30 A.M.

Confirmation of Quorum: Wally Greenough, Joel Green, Joel Madsen and Bryan Johnson

Absent: Rick Ionita

Call to Order: Debbie Smith, Executive Director and ASC Meeting Chair called the meeting to order at 8:32 a.m.

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

Guest Attendees: David Ullis, ASC Liaison – 8:30 a.m. to 10:42 a.m.
Sandy Bonnicksen, Former ASC Administrator – 9:05 a.m. to 9:15 a.m.

- 1) **Approval of the August 10, 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) **Bass, SAG II Lot 41, 8847 Bald Eagle Drive** – Portable dog house – The owner will be asked to relocate to a location that is not visible from the street and neighboring properties.
 - b) **Hepple, SAG III, Lot 4 – 5512 Canvasback** – Change in paint color.
 - c) **Moncrieff – HR Lot 3, 5537 Night Heron** – Addition of a spiral staircase.
 - d) **Wendt, SAGII Lot 10, 8800 Goshawk Rd.** – Landscape Refurbishment.
- 4) **Acceptance Review – None**
- 5) **Formal Review –**
 - a) **Sea Smoke Lot 35 Model Home** – The committee formally approved the house plans. There were no neighbor comments. The committee recommends the designer find some other architectural element that would conceal the lack of wrap stone and not rely on landscaping for future homes. The letter to the developer will also address the close proximity of the homes. The committee would like the builders to consider potential noise pollution which could affect neighbor to neighbor relations.
- 6) **Construction/Compliance Consultant Status Report** – The committee reviewed the report.
- 7) **Inspections –**
 - a) **Cortes, RT Lot 12, 8612 Great Horned Owl** – On 8/14/17 the ASC determined the birch trees on either side of their driveway didn't meet the criterion for removal.
 - b) **Hawthorne Land Development – CHP Lots 5 & 6 – 8775 & 8777 Club House Point Drive** – On 8/14/17 the ASC performed a final inspect and identified two punch list items that still need to be completed.
 - c) **Cummins, Carnoustie Lot 11, 5421 Wood Duck Loop** – On 8/21/17 the ASC approved removal of a large maple tree, a fir and two small alders which were extremely close to the footprint of the home.

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- d) **Pannu, Carnoustie Lot 16, 5424 Wood Duck Loop** – The final inspection is schedule for August 28th at 1:00 p.m.
- e) **BC Ltd., BR II Lot 4, 9027 Shearwater Rd.** – Undeveloped lot inspection schedule for August 28 at 1:00 p.m.
- f) **Stevens, SAGIV-B Lot 39, 5358 Canvasback Rd.** – On 8/17/17 the ASC received an arborist report requesting an emergency removal of a maple tree. The ASC approved via email the removal of the tree.

8) New Business –

- a) **Ragsdale – CN Lots 8, 7, 6** – Request for a Conceptual Design for these homes. The ASC found the conceptual designs quite pleasing and are looking forward to each individual plan as it is submitted.
- b) **Peterson – TW Lot 19, 8845 Goldeneye** – The lot was not approved to be cleared. The ASC requires the property owner to mulch up the trees and spread the chips out on the lot to reduce erosion. ASC Administrator will also send a reminder to the Turnberry Wood Homeowners Association asking them to notify the SRA when they are sending out correspondence which makes requests that involve approval by the ASC.
- c) **Ng – DHI Lot 16, 5384 Night Heron** – Property owners have withdrawn their submittal and are requesting refund of the \$2,500 submittal fee. ASC agreed to refund \$2,000 to the property owners and retain \$500. If the property owners resubmit their plans, and there are no changes, they will be credited the \$500. If changes have been made to the plans the property owners will be charged the full \$2,500 submittal fee. Another option for the owners to consider would be to keep the application active and extend the expiration date of their original submittal one additional year at no additional charge. Either option is acceptable to the ASC.
- d) **Country Club Villas** – A letter will be sent to the renter that resides at Country Club Villas in regard to their commercial vehicle, and will await a response.
- e) **Greenough, RT Lot 37, 8823 Goshawk Rd.** – The Committee approved the paint color addition and rock placement changes. The landscape plans were accepted for submittal.

9) Unfinished Business –

- a) **Sea Smoke** – City of Blaine Public Works director required the curbing at the entry/exit to be removed and installed as specified in the submitted plans.
- b) **Unfinished projects** – Spread sheet update
- c) **ASC Orientation process** – The Committee members will get comments ready and have a discussion session when all committee members are available.
- d) **Undeveloped lots 2017** – Schedule inspection of any lots needing additional review
- e) **Woodard, BR I lot 7, 9129 Great Blue Heron Lane** – Additional tree has been requested to be removed for View Control. Inspection scheduled for August 28th.
- f) **Collins, BRI Lot 22, 9167 Belted Kingfisher** – Inspection is schedule for August 28th.

10) Liaison Comments – None

11) ASC Administrator's Report –

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a) **Paden, TW Lot 1 8802 Goldeneye** – On 8/14/17 the ASC inspected and approved for removal a dead tree. Committee also noted several trees in SRA buffer and approved those for removal.

b) **Germyn, DC Lot 9, 9103 Pintail Loop** – On 8/14/17 the committee inspected a large maple in the greenbelt owned by the SRA. The tree was determined to not meet the criterion for removal.

c) **Kim, BR I Lot 30, 9131 Chickadee Way** – The ASC gave conditional approval of the submitted remodel plans upon the modification of the site plans on file with the ASC and a more in-depth description of the project.

12) **Adjournment** – The meeting adjourned at 10:42 a.m. The next meeting will be on September 14, 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 September 14, 2017.