

**Wescliffe Architectural Control Committee
Community Friendly-Good Neighbors
Meeting Minutes
September 10, 2017**

Meeting to order at 7:07 pm at Lori Kendall's Residence

Members Present: Joel Postma, Lori Kendall, Don Johnson, Susan Eardley.

Members Excused: Phil Mohammed and Tanya Hammer

Members Unexcused:

Residents Present: Chuck Bowman

Committee Organization:

1. Membership of ACC.

a. Members are Joel Postma, Lori Kendall, Don Johnson, Tanya Hammer, Susan Eardley and Phil Mohammed.

2. Leadership positions.

a. Director – Joel Postma

b. Secretary – Lori Kendall

c. Greenbelt – Joel Postma, Don Johnson, Lori Kendall

d. Entryway Maintenance – Don Johnson & Susan Eardley

f. Architecture Enhancement & Exterior Painting Requests – Tanya Hammer & Lori Kendall

g. Private Property Trees – Tanya Hammer

h. Liaison to Entryway Maintenance - Chuck Bowman

Consent Agenda:

Meeting Minutes: July 9, 2017 minutes was approved.

Old Business:

1. **Committee Budget Status** 2017 budget received from Board

a. Entryways \$3,065. Correction to July 9, 2017 minutes – (Chuck said \$660 paid for Wescliffe I entry west side water meter is a capital expense, does not come from ACC budget) Added back. Brad was paid July - \$467.07, August – \$255.51 & September - \$439.60 Rainmaker backflow test – (8700)\$35.00 & (8699)\$38.47 TPU for water - \$233.01 **Balance is \$1143.92**

b. Green Belt Management \$5,425. (\$4000 for greenbelt & \$1425 for new 20 year permit) **Balance is \$977.60 in Green Belt fund.**

c. Wescliffe I Sign Replacement \$2,000. **Balance is \$434.10**

d. Wescliffe I Wall Repair **\$200.**

e. Wescliffe II Entryway Improvement \$1,000. Susan has spent \$265 for mulch and plantings. **Balance \$735.00**

2. Greenbelt:

3. a. Plantings, as per 20 year plan, should be done in Jan/Feb 2018

3. Entryway Maintenance

a. Wescliffe I – Lori suggested removing all 9 diseased/spent cherry trees, plant grass where trees currently exist except for the 5 areas defined by cement borders. In these 5 areas a few colorful dwarf plants that keep their original shape would be placed along with one “three man” and two smaller landscape rocks for design elements.

1. Stucco and caps for wall – Wall and caps need repair. Joel had an estimate of \$8500 to have the 35 caps installed by JP Building. This company gave an estimate of \$18,000 to repair the entire stucco surface on wall. Susan gave us an estimate of \$3000 for replacement of 11 caps from Chris Catterall. Scott Morgan & Joel Postma offered to make the stucco repair on the wall in the worst area which is adjacent to the Wescliffe sign. The Board will make ultimate decision for repair. Joel found a company, Landscape Rocks, where he can purchase caps for \$106 each. Joel suggested buying 2 replacement caps now to replace the most damaged caps.

4. Architecture Enhancement Requests— All requests, approved or disapproved, will be archived on the Wescliffe Homeowners Association website Wescliffe.org.

a. ACC received “Approval Application” from Patrick and Melanie Ames, Division 1, Lot 3 on September 9, 2017. The ACC members that reviewed and approved the application on September 10, 2017 were Joel Postma, Lori Kendall, Susan Eardley and Don Johnson. The Ames want to extend the back side of their home on the north east corner 11’ 4” to create a room wall flush with an existing bay window bump out in the kitchen.

5. Exterior Painting –no agenda items

New Business:

Budget for 2018:

1. We discussed and will propose to the Board the following ACC budget for 2018.
 - a. Brad – landscaping maintenance \$2000.
 - b. W-I water 700.
 - c. W-I remove diseased cherry trees by volunteers 0
 - d. W-I cap & repair broken center sprinkler lines 500.
 - e. W-I stump grinding - Rainmaker Irrigation 300.

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| f. W-I trees, shrubs, rock delivered & place | 2000. |
| g. Greenbelt maintenance (20 year plan) | 3000. |
| h. Greenbelt planting (20 year plan) | 1000. |
| i. W-I wall caps | 2200 |
| j. W-I stucco repair on wall | 300. |
| k. W-II installation of water & sprinkler system | 6000. |

2. Twenty Year Greenbelt Plan:

3. a. Don will prepare permit with City of UP which begins January 2018.
Current 15 yeWar plan expires Dec. 2017

Residents Comments:

Next meeting:

Location: 7:00 pm, October 1, 2017 at Lori Kendall's home.

Agenda: Will be sent out before meeting to include minutes.

Meeting Adjourned at 8:47 pm