

**Wescliffe Architectural Control Committee
Community Friendly-Good Neighbors
Meeting Minutes
July 9, 2017**

Meeting to order at 7:23 pm at Tanya Hammer's Residence

Members Present: Joel Postma, Lori Kendall, Tanya Hammer, Susan Eardley.

Members Excused:

Members Unexcused: Don Johnson and Phil Mohammed

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. Joel added Chuck Bowman as a liaison to Entryway Maintenance.
 - e. Architecture Enhancement & Exterior Painting Requests – Tanya Hammer & Lori Kendall
 - f. Private Property Trees – Tanya Hammer

Consent Agenda:

Meeting Minutes: May 8, 2017 minutes approved by voice vote.

Old Business:

1. **Committee Budget Status** 2017 budget received from Board
 - a. Entryways \$3,065. Correction to May 8, 2017 minutes – (\$220 paid to Gregory Peck for limb cutting April 8 came from Green Belt budget, not entry funds as reported in the previous minutes). Brad was paid \$246.36 in May and \$206.06 in June for work at entrance I. New water meter installed on west side of Wescliffe I for \$660. **Balance is \$1952.58.**
 - b. Green Belt Management \$5,425. (\$4000 for greenbelt & \$1425 for permit) Gregory Peck was paid \$220 on April 8th for cutting limbs. GP was paid \$3022.40 (includes Robert Sweet fee) for June 5 & 6 for green belt management. **Balance is \$977.60 in Green Belt fund.**
 - c. Wescliffe I Sign Replacement \$2,000. New sign at Wescliffe I installed. Cost was \$1565.90. **Balance is \$434.10**
 - d. Wescliffe I Wall Repair \$200.

- e. Wescliffe II Entryway Improvement \$1,000. Susan has spent \$325 (mulch and plantings) so far. **Balance \$675.**

2. Greenbelt:

a. Joel would like to have another neighborhood work party in the Wescliffe green belt this fall. Gregory Peck's work days June 5 & 6 were very successful. More cutting will be necessary next year.

3. Entryway Maintenance

a. Wescliffe I – **Unanimous** vote to re-do/think our enhancement plan of vegetation for the entryway. Several bids for cutting/removal and grinding down of the diseased and dying flowering cherry trees have come in. Bids range from \$900 to \$1538.60. Research is being done by several committee members for options and cost.

1. Stucco and caps for wall – Joel will get an estimate from Company repairing Bill Nichols cement work. Susan will get estimate from Chris Catterall for caps and stucco repair.

2. **West side** meter was completed mid June. **Unanimous** vote to have Brad put sprinkler timer in - \$200. Less waste this way. Mark & Valerie Gingrich (8715 52nd St. Ct. W.) have been notified on June 4th that their tree is growing into and compromising the wall. Gregory Peck would charge the Gingrich \$800 to remove it

3. **East side** New water meter is needed at the cost of \$2300 plus \$300 for a permit easement to come from the Board's general fund.

b. Wescliffe II Entrance. Susan has been working to improve entrance to Wescliffe II. Susan is looking into the cost of installing a water meter to allow a sprinkler system to water grass and plants there. Susan will look into cost to put a camera at the entrance.

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

a. ACC received "Approval Application" from Jeffrey Bocook Division 1, Lot 20b on June 8, 2017 to build a detached garage. Members reviewed application and approved on June 13, 2017 were Joel Postma, Tanya Hammer, Lori Kendall, Susan Eardley and Don Johnson.

b. ACC received "Approval Application" from William Nichols Division 1, Lot 2 on June 14, 2017 to replace siding with matching brick on the front of his house. Members reviewed application and approved on June 17, 2017 were Joel Postma, Don Johnson, Lori Kendall and Susan Eardley.

5. Exterior Painting –no agenda items

6. ACC Voting Members: The Board approved Joel Postma, Tanya Hammer, Lori Kendall, Susan Eardley and Don Johnson to be "voting members" of the ACC.

New Business:

Review of new By-Laws. The Bylaws working group with members from the ACC and the Bylaws Committee forwarded the current Bylaws and Adams letter supplement draft for ACC review on May 1st. Joel gave the ACC until May 22nd to read through and respond. There was no consensus reached at this meeting concerning the draft documents, but there were the following major comments:

1. There should be two check signers for all HOA checks over \$500.
2. The Covenants should not be modified because it is doubtful that the necessary quorum would be achieved.
3. There was agreement on the substance of the contiguous lots power on page 7 of the draft bylaws but there was no agreement on where this should be documented.
4. There will be more discussion at the next meeting on September 10th

Budget for 2018:

1. We will discuss and prepare 2018 budget at next meeting.

Resident Comments:**Next meeting:**

Location: 7:00 pm, Sept. 10, 2017 at Tanya Hammer's home.

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

Meeting Adjourned at 9:07 pm