

**Wescliffe Architectural Control Committee
Community Friendly-Good Neighbors
Meeting Minutes
March 19, 2017**

Meeting to order at 6:50 pm at Kendall Residence

Members Present: Joel Postma, Lori Kendall, Susan Eardley, Tanya Hammer, Scott Morgan, Don Johnson and Phil Mohammed.

Members Excused:

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, Scott Morgan 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 – Scott Morgan, Don Johnson
 - e. Architecture Enhancement Requests – Scott Morgan
 - f. Exterior Painting – Tanya Hammer, Lori Kendall

Consent Agenda:

Meeting Minutes: February 12, 2017 minutes approved by voice vote.

Old Business:

1. **Committee Budget Status** 2017 budget received from Board
 - a. Entryways \$3,065.
 - b. Green Belt Management \$5,425. (\$4000 for greenbelt & \$1425 for permit)
 - c. Wescliffe I Sign Replacement \$2,000. Estimated cost \$1553 plus tax
 - d. Wescliffe I Wall Repair \$200.
 - e. Wescliffe II Entryway Improvement \$1,000.
2. **Greenbelt:**
 - a. Wescliffe green belt neighborhood work parties scheduled for April 8th and May 13th from 9 am until 1 pm. Phil Mohammed will create a liability waiver for each resident to sign. On April 1, Lori and Susan will post reminder signs at the entrances.

3. Entryway Maintenance

a. Replace Wescliffe I Sign and Repair Wall: Joel, Chuck, Susan, Tanya, Scott and Lori met at entrance to Wescliffe I at 6:00 to review current issues at entrance area.

1. There was a unanimous yes vote to have Valley Sign build the new cedar sign. Lori will initiate contract for approved design - see last page. The contract will be signed by the Board president.

2. Joel, Scott and Ron Eardley have volunteered to repair the damaged stucco on the east wall once rain stops and it dries out.

3. Joel, Scott and Ron Eardley will replace several concrete caps on the west wall.

b. Wescliffe II Entrance. Susan will work on a plan to improve entrance to Wescliffe II

c. Wescliffe I Entrance Maintenance

1. Unanimous yes vote to allow Scott Morgan to spend \$200 to have Rainier Landscaping create a "sustainable – low water" design for both sides of entryway of Wescliffe I. Goal is to replace old landscaping with drought resistant plants and shrubbery so we can reduce the cost of water and maintenance in the future. Rough estimate is \$4,000 with a ceiling of \$5,000.

2. Unanimous yes vote to allow Chuck Bowman to spend \$660 to have City of UP reduce the size of water pipe (for sprinkler system) on west side from one inch down to 5/8 inch. Cost per month will go from \$62 per month to \$24.

3. We reviewed Brad's landscaping invoice from 2016. Total charges paid to him for Wescliffe I was \$3340 and Wescliffe II \$1042.50. Total comes to \$4382.50. Scott will revise work Brad will provide in 2017. The committee will review plan.

4. Architecture Enhancement Requests--none

5. Exterior Painting –no agenda items

6. ACC Voting Members: Joel will send members' names to the Board for its decision on which five will be "voting members."

New Business:

Review of new By-Laws. The Board forwarded the Bylaws draft for ACC review following its February Meeting. Phil discussed concerns he had with several items of the draft document and his reasons and suggestions for changes. Two examples are Article IX Section 1 - j. To ensure lots contiguous to common areas are maintained in a manner compatible with Common Area Management Plans and Article XVIII Section 2 – a. Details how the 16' roof height is measured and verified and procedures to deal with existing home changes. There was a discussion of these items with no consensus on Phil's positions. Ultimately Joel decided to return this document to the Board with no ACC consensus or vote.

Resident Comments: Chuck will ask City of UP about installing a Slow Down sign.

Next meeting:

Location: 7:00 pm, May 7, 2017 at Joel Postma's

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

Meeting Adjourned at 9:00 pm



Approved new Wescliffe I sign

Colors: Frame and font dark charcoal Behr paint, Cracked Pepper PPU18-01
while background is light gray - Pewter Mug 770E-3