

**Wescliffe Architectural Control Committee
Community Friendly-Good Neighbors
Meeting Minutes
March 19, 2018**

Meeting to order at 7:00 pm at the Lori Kendall's Residence

Members Present: Joel Postma, Lori Kendall, Tanya Hammer, Don Johnson

Members Excused: Nicole Bocook

Members Unexcused: Phil Mohammed

Adjunct Advisors Present: Stephanie Gaston, Nick Cutting

Committee Organization:

1. Membership of ACC:
 - a. Voting: Joel Postma, Lori Kendall, Don Johnson, Tanya Hammer
 - b. Other: Phil Mohammed.
 - c. Adjunct Advisors - Nicole Bocook, Stephanie Gaston, Nick Cutting
2. Leadership positions.
 - a. Director – Joel Postma
 - b. Secretary – Lori Kendall
 - c. Greenbelt – Joel Postma, Don Johnson, Lori Kendall
 - d. Entryway Maintenance – Don Johnson
 - e. Architecture Enhancement & Exterior Painting – Tanya Hammer & Lori Kendall
 - f. Private Property Trees – Tanya Hammer
 - g. Liaison to Entryway Maintenance - Chuck Bowman

Consent Agenda:

Meeting Minutes: February 12, 2018 minutes were approved.

Old Business:

1. **Committee 2018 Budget Status**
 - a. Wescliffe I Entryway – Brad maintenance \$2000.
, Brad maintenance - Feb 7 - \$54.95 and Mar 2 - \$54.95
Balance \$1890.10
 - b. W-I water \$700.
 - c. Misc W-I & W-II entryway \$500.
 - d. W-I entryway new landscaping \$1000.
Willow Tree Gardens (landscape plan by Jenny; 2017 cost)
Jan. 4th - \$195.00
Balance \$ 805.00
 - e. W-I wall caps, ten \$1000.
 - f. W-I wall stucco repair on east side \$500.
 - g. Wescliffe II \$1500.

Susan's costs from 2017 \$371.00
Balance \$1129.00

 - h. Greenbelt 20 year plan maintenance \$2000.
Cost of permit \$ March
Balance \$
- Total 2018 Budget: \$9,700.**
Remaining 2018 Funds: \$9024.10
2018 Funds Spent: \$675.90

2. **Greenbelt:**

a. **New Plants:** On March 5th arborist Robert Sweet and his son planted 110 of the 150 plants purchased. The remaining 40 plants will be planted in Oct/Nov. 2018. These were paid from 2017 budget.

b. **Permit for Twenty Year Plan:** City of University Place approved this permit on March 5th. Robert Sweet and David Swindale, Director, Planning and Development Services for the City, walked the Greenbelt to discuss before plan approval. In his approval letter, David noted that the plan is intended to address erosion concerns, fire suppression, and plant and forest health and maintain views. He also stated that the approval is based on the plan being "closely adhered to" and that removing the brier and providing water to establish plantings is especially important for the plan to provide its greatest benefits. New permit will be posted on Wescliffe Website. Sweet's key concerns for greenbelt:

(1) Blackberry brambles below the area of Jornlin (Div I lot 16) and Sioda (Div I lot 17) properties and standing on the Harrell (Div I lot 10) property are in severe need of being cut up/removed for healthy development at the critical boundary between these properties and greenbelt.

(2) PVC drain pipes are dumping water onto the soil slope causing erosion; rocks must be built up under them to mediate water run-off.

(3) Sod strips have been dumped into the CFS near the Sioda residence. These need to be worked into the soil. Any more sod strips disposed of here could destroy the new plantings.

(4) A few patches of noxious weeds have begun to sprout and need attention. R Sweet can remove them before they get fully established. Two varieties are tansy ragwort and yellow archangel.

3. **Entryway Maintenance**

a. **Wescliffe I – Entryway Plan:** BoD (at Feb. 20th meeting) did not vote on the W-I landscape plan from Willow Tree Gardens that was approved by the ACC in January. Scott told Joel afterwards that we can proceed with cutting down one dead flowering cherry tree and re-seed grass.

(1) See attached landscape plan from Willow Tree Gardens.

b. **Owners of Lots 1 and 28:** Joel and Chuck met with the owners of lot # 1, Sook, and lot # 28, McCray, on March 5th to discuss improvement changes to the landscape of entryway. Originally the Sooks didn't care what enhancements WHOA made to their side of the entryway as long as they incurred no expense. For some reason they changed their mind and now want no changes whatsoever. The McCrays, however, are willing to work with us on the west side. With this new guidance from homeowner of lot # 1 (east side) in mind, a vote was taken regarding the entryway on lot # 28 (west side). Proposal: To cut down dead cherry tree, cut back/prune rhododendrons, work on sprinkler, aerate and re-seed lawn. **Voting for:** Joel, Don & Tanya. **Voting against:** Lori, as she wants cherry trees replaced so both sides of entryway at least compliment each other. Joel asked Lori to get prices on replacement trees.

c. **Robert Sweet Comments:**

(1) Hedge along the wall is not dying but has been overly cut back.

(2) Cherry tree nearest 52nd has been severely damaged and should be removed.

(3) Double-trunk cedar in McCray's yard is destroying wall and should be removed asap.

(4) Other cherry type trees (several varieties here) are okay, except for severe mismanagement (bad pruning).

(5) Any changes in the plants increase the risk of erosion because of the slope.

c. Stucco Wall: Scott Morgan will make repairs this summer on east side of wall

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

5. Exterior Painting –no agenda items

New Business:

1. Spring Community Work Parties: Work dates are set for 9 am April 13 and 14 in order to take advantage of UP Refuge free disposal of debris on April 14th. We will focus on the W-I entryway weeding, pressure washing, aerating lawn and re-seeding grass etc. Lori will place “work party” signs out about April 6th.

2. ACC Voting Member: Susan Eardley has resigned from the ACC as she will be moving out of state.

Next meeting:

Location: April 16, 2018 7:30 pm at Lori Kendall’s home.

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

Meeting Adjourned at 8:25 pm