

MINUTES

ARCHITECTURAL AND LANDSCAPE COMMITTEE KC HIGHLANDS

MONTHLY MEETING

SEPTEMBER 2, 2020

QUORUM PRESENT via ZOOM MEETING: Connie Armstrong, Judy Baese, Bonny Chown, Leslie Elliott, Virginia McEwing, Rob Mustard, Jim Peffers, Tim Woodley

We welcome Tim Woodley as our newest/returning member.

MINUTES: The minutes from August 12, 2020 were approved by a motion from Connie and a second from Jim.

DISCUSSION regarding the 'nut sedge' in the turf. It was to have been sprayed last month with a second application upcoming. It is a very difficult invasive grass to eradicate.

APPLICATIONS – ARCHITECTURE

Otto, Bruce and Suzanne – 16117 SW Refectory Request to replace exterior lights. They will submit a photograph when a selection is made. **APPROVED**

Reason, Joanne – 12515 SW Peachvale Request to replace patio pavers with solid concrete for safety reasons. **APPROVED** Although not an issue with this location, the ALC should keep in mind the King City Code and the A and L manual, section 6.6, regarding impervious surface coverage.

May, Debbie and Pete – 12574 SW Dickson Request to replace windows for energy efficiency. **APPROVED**

Crane, Pamela – 16702 SW Wimbledon Request to replace front windows and trim, repaint trim and gutters with existing paint color. **APPROVED**

STREET TREE REPLACEMENTS Fall 2020 - Six homeowners are scheduled to have their replacement street trees planted on November 30th. Leslie asked if there was a record of the addresses which do not have street trees due to preexisting conditions. Rob said those locations are noted in the street tree data base. Pruning, as needed, of street trees will be done after the start of the new year.

YTD ALC Budget – The ALC still has unspent budgeted funds. Upcoming expenses include the reorienting of the Greenway Bench (\$200 – approved) and planting the adjacent bed (\$752 – not yet approved). All expenses incurred during the year are detailed on the summary page of the ALC Budget.

ASPHALT PATHWAY REPAIR – Connie reported that she has met with Mr. Bellamy of Bellamy and Sons. She also met with Max Hobbs from Pavement Maintenance. He will get back to her

with a bid and photographs. Leggett has not returned calls. Designated segments of the path will be resurfaced over the upcoming years to spread out the expense.

2021 ALC Budget

A) Pressure-washing interior of brick wall. In 2016 the exterior was washed by Pro-Maintenance. The interior was not and it needs to be cleaned. Rob will request a proposal from Pro-Maintenance to complete the job.

B) The second phase of the Dickson Triangle will be in the 2021 budget.

C) LE&W has been requested to submit a bid to plant the corner section of the Wimbledon Pathway. Jim is working with Del Pullen to provide irrigation for the section of the pathway behind the Pullen house. Jim and Rob will determine water usage for other areas since the HOA has no irrigation available to the pathway beds.

OTHER BUSINESS –

Rob will be contacting Lance Clemo from LE&W with several questions. The irrigation issues have not yet been resolved. The newly planted arborvitae along Beef Bend are not getting adequate water.

The Dickson Triangle work is scheduled to begin September 14th. Judy B. asked to have LE&W eliminate the ant colony on the Cherry Tree knoll.

MEETING ADJOURNED at 10:53 with a motion from Connie, seconded by Jim.