

KING CITY HOMEOWNERS ASSOCIATION

Architecture and Landscape Committee

June 5, 2025

Quorum present: Joe Mulder, Dennette Peffers, Connie Holt, Time Woodley, Bonny Chown, Virginia McEwing, Judy Baese, Rob Mustard. Absent: Leslie Elliott.

No Board business to be discussed at ALC meetings given that 3 Board members are presently on ALC.

Minutes approved for May 2025 meeting

Teufel update -Teufel to investigate irrigation at Dickson Corner. Ron Clark to visit again in August per Bonny. Will walk existing irrigation and turn on the zones we want. Teufel to do pruning of crepe myrtle. Edo Palomino no longer with Teufel. Replacement to be named. Teufel to inspect for red spider mites on Arbor Vitae. No aeration of greenway.

Resident approvals- Nothing new in landscaping. Arch application from Daughterman on 129th reviewed by Tim and will be submitted as individual questions are answered.

Arborist- Rob Mustard- Street tree limbs are interfering with nearby shrubs. Canopies need to be raised. Annual pruning is done for the year. Sugar maples have lots of dead limbs. Sugar maple removal discussion. Street tree removal budget is at \$1.0; \$8.0 of \$9.0 budget used. Budget for next year needs to be revised upward. Formal request to be made of Vaga, 16377 SW 129th terrace, to remove dead trees in his backyard.

Budget- Rob Mustard –All ALC projects are identified and tracked to completion by Judy Austin and Rob Mustard. 63% of budget for 2025 is committed already.

Irrigation-Joe Mulder- Central greenway drainage project is done.

Maintenance- Leslie Elliott- Leslie to follow up with Bobby Gang in mailbox repainting. Concrete in front of clubhouse potentially a hazard and will be reviewed by Safe Sidewalk. Asphalt repair person to look at fir grove for tripping hazards.

Planting design- Bonny Chown – Front landscaping design still waiting on fungus testing by OSU. All plantings by Teufel are done. Condo entrance looks sparse.

Special projects- Connie Holt- No ALC Manual revisions this year!!!

Old Business – Judy Baese to investigate potential vendor presentation of metal roofs.

New Business – King City tree removal document reviewed. Approval must be sought from King City. Pacific landscaping potential candidate for new landscaping contract. What do we want to add the contract for next year?

Meeting adjourned 11:20 a.m.