

Approved: 11/6/2019

**Solana Estate Lots Homeowners Association  
Minutes of the April 17, 2019 Board Meeting**

**Call to Order**

The meeting was called to order at 6:00 PM.

**Roll Call**

Board members present included:

Dusk Kurtz  
Mary Hartman  
Joe Pancoast  
Bruce Emery  
Pete Gravelle

There being all Board members in attendance, a quorum was present for the conduct of business.

**Proof of Notice of Meeting**

The Secretary provided a true copy of the Email providing notice of the meeting, which correctly stated the date, time and location of the meeting, and included a list of all recipients of the notice—thereby verifying that notice had been given in accordance with the Bylaws.

**Adoption of Minutes**

The Board considered the minutes of the April 24, 2018 meeting of the Board. After consideration, it was moved and seconded to approve the minutes as submitted, which passed unanimously.

**Officers' and Committees' Reports**

The Treasurer reported that there were three owners who had not yet paid their second quarter assessments. He mentioned that additional notices have already gone out.

**Unfinished Business**

There was no unfinished business.

**New Business**

The Board considered the replacement of street trees along upper Solana Parkway, beginning at Overland Street. It was suggested that a ram pump could provide the needed irrigation to water the planting strips along the roadway without the need for an external power source. This design would likely require a holding tank at the upper elevation of the property. It was the general consensus of the Board Members that the species of plants and their location would be determined after the Community Association finalize their plans for the lower portion of Solana Parkway (below Overland Street). It was the general consensus of the Board members that the area to be landscaped should only extend past the uphill extent of the Open Space Tract, and leave the remainder as a function of individual lot development. Dusk Kurtz and Joe Pancoast expressed interest in pursuing conceptual designs with respect to the irrigation proposal discussed, with the help of Mark Lummis.

The Board considered the term "fence" as applied in lot landscaping and design. The Secretary gave a brief summary of the historical context of the prohibition on fences within Solana, Webster's Dictionary definition, and CC&R and Guidelines standards that apply to fences and hedges. Mark Lummis also provided definitions from Black's Law Dictionary and Webster's Dictionary that supported his argument that hedges should be considered fences for purposes of CC&R and Guideline regulations. Ardyce Sakimoto also addressed the Board, voicing her support for treating hedges as a form of fence. She also provided photographs showing how an existing hedge gave the appearance of a perimeter fence. In discussing the matter, the Board concluded that it may be appropriate to consider amending the Guidelines to limit the scope and extent of hedges to avoid long, linear patterns, particularly along property boundaries, so that the common landscape theme within Solana Estate Lots could be maintained. The Secretary agreed to work on draft language and would forward it to the Board for future discussions and amendment.

The Board considered standards requiring the trimming of trees and shrubs exceeding ten feet in height, and the preservation of large conifers under the View Protection Plan. The Secretary summarized a report on the topic provided to the Board earlier, which explained the seemingly counter requirements. In short, the CC&Rs and Guidelines require the retention of larger conifers where they will not significantly obstruct the views from other lots, but for all other vegetation, a ten-foot height limit could be applied if the vegetation obstructed views. The intent is to retain larger trees to the extent practicable while preserving views from properties. The Secretary did point out that the process was dynamic and on-going. A tree determined OK one year could later prove to be obstructive to a property in another year. The key is to retain as many large trees as possible to preserve the northwest ambiance of the community without significantly impacting the quality of views for any one particular lot. Once a tree is removed, in practical terms, it can't be replaced.

The Board considered the use of gravel as a driveway surface medium. Joe Pancoast noted that City standards currently do not allow gravel driveways per Section 12.08.080 SMC. He suggested that Section 2.G of the Guidelines be amended to eliminate gravel as a suitable driveway surface to avoid conflicts between ACC review of a proposal and City standards. He also suggested that the proprietary alternatives referenced in Section 2.G be expanded to include the more generic "permeable pavement or permeable pavers" as approved alternatives that will minimize the amount of impervious surfaces within a proposed development. The Secretary agreed to develop draft amendment language for the Board's consideration

The Board considered the brush control letter that was sent to vacant lot owners by the ACC on April 10<sup>th</sup>. The letter generally requires the mowing, or brush-mowing, of vacant lots by the end of June. Mark Lummis suggested that the use of Dutch White Clover should be promoted as it never needs mowing, restricts the growth of weeds and grasses, and has a pleasing appearance. The Secretary noted that follow-up and enforcement of the June 30<sup>th</sup> deadline for compliance will be enforced by the ACC.

The Board considered Jerry's maintenance obligations in the Solana Estates Lots. The Secretary noted that Jerry had not been routinely mowing along Tamerlane Loop due to trenching that had been left along the roadside from the road reconstruction project. He indicated the trench would be backfilled with reject sand, which will compact well but still allow grass to grow along the roadside. This will allow Jerry to resume lawn maintenance along the community planting strips. It was suggested that Jerry's mowing

should include a wider swath of lawn area on the down-hill side of Solana Parkway between Overland Street and the sharp curve to control weed and grass over-growth.

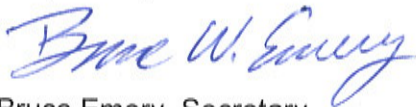
### **Non-Agenda Items and Discussion**

Dusk Kurtz proposed a minor edit to Section 2.J, Guidelines. Specifically, the proposed change would allow for outdoor enclosures for pets, provided they were "...designed to blend in with, or be incorporated into the home design..." The Secretary noted that Section 6.8, CC&Rs, prohibits outdoor kennels or dog runs. It was also noted that pets are certainly allowed in Solana, and even Section 6.8 CC&Rs does not prohibit them from being kept within a home. The discussion considered how an outdoor courtyard contained within the exterior confines of a home might provide an allowable location for outdoor use by pets. It was agreed the item would be considered in future discussions.

### **Adjournment**

The meeting was adjourned at 8:42 PM.

Respectfully Submitted,



Bruce Emery, Secretary  
Solana Estate Lots BOD