

Approved: 4/8/2020

**Solana Estate Lots Homeowners Association
Minutes of the December 11, 2019 Board Meeting**

Call to Order

The meeting was called to order at 6:01 PM.

Roll Call

Board members present included:

Mary Hartman
Joe Pancoast
Pete Gravelle
Bruce Emery

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 November 6, 2019 meeting of the Board. After consideration, it was moved and seconded to approve the minutes as submitted, which passed unanimously.

Officers' and Committees' Reports

There were no officer or committee reports.

Unfinished Business

There was no unfinished business.

New Business

The Board considered a request for appeal of an Architectural Control Committee (ACC) decision. Two letters of comment had been received by the ACC and were distributed to the Board Members for review. The Secretary summarized the record. A request for authorization to remove, or prune, several conifer trees on, and in close proximity to, Lot 32, was received by the ACC on October 10, 2019. The ACC coordinated their review with the abutting landowners on whose property some of the trees exist. Following their review, the ACC issued conditional approval on November 12, 2019, authorizing the removal of six conifers, and the "lacing (pruning of limbs up to 1/3rd tree height)" of two conifers. In their decision, the ACC found the six trees in question, and the

lower branches of the two trees designated for lacing, would substantially interfere with the views from the subject property if left as-is.

A formal request for appeal of the decision was received on November 14, 2019 from the proponents, consistent with Section 4.B, Solana Estates Architectural Standards and Guidelines (Guidelines). The appeal sought authorization to remove one of the trees designated for lacing and to remove a second tree (cedar) on the subject property designated for retention. Following a meeting with the proponent's contractor on November 27, 2019, the ACC issued an addendum to their original decision authorizing the removal of the cedar due to: 1) the tree's interference with the excavation/backfilling needs of the approved home, and 2) its relative poor health and appearance. The request for appeal remained in effect for the removal of the tree designated for lacing.

The proponents were not present at the meeting to speak to the matter. Joe Pancoast spoke in favor of upholding the ACC's decision, citing that: 1) Without the home constructed, the Board could not determine whether lacing of the tree would resolve the issue or whether removal was necessary; 2) every lot in Solana Estates has a different view potential and the CC&Rs only ensures a reasonable access to that view; 3) to attempt to provide full panoramic view for each lot would ensure the removal of all trees in Solana Estate Lots in conflict with the requirements of the CC&Rs, and; 4) mature conifers are necessary to preserve the "northwest flavor" of the community appearance and to avoid the visual appearance of other Bell Hill developments where trees have been removed. Pete Gravelle concurred with Joe, adding that it would have been beneficial if all "leave trees" had been designated prior to any development. Mary Hartman inquired whether any other inquiries for the removal of the trees in question had been received by the ACC. The Secretary noted none had been received.

The Board considered public comments on the matter. Concerns were expressed that lacing the tree might encourage growth towards the top of the tree and thereby further impact views from uphill lots. Concerns were expressed about that lack of notice of ACC decisions to the community. Following comments and discussion, it was moved and seconded to deny the request for appeal and uphold the ACC's decision authorizing only the lacing of the tree in question. The motion passed unanimously.

Non-Agenda Items and Discussion

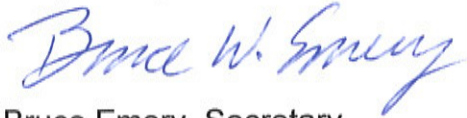
In follow-up to concerns about project review notice, it was moved and seconded to require that: upon receipt of a complete application, the ACC shall forward copies of the project plans and specifications to all Solana Estate Lots HOA Members via email; and a five business day comment period shall be allowed for submitting comments to the ACC before a decision is issued. The motion passed unanimously.

It was requested that Jerry be instructed to mow both sides of upper Solana Parkway more frequently. Mark Lummis was recognized for the cleanup work completed on Lot 15.

Adjournment

The meeting was adjourned at 7:05 PM.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Bruce W. Emery". The signature is written in a cursive style with a large, sweeping initial "B".

Bruce Emery, Secretary
Solana Estate Lots BOD