

## **HNOA Design Review Committee – Proceedings**

### **August 2008**

Aug. 17 DRC constituted with new members Sluman and Monetti joining Metschan who will chair the committee.

Aug. 21 Sluman, Metschan met with former DRC member Baumgarte for background Luhring application. Viewed story pole from Wojtowicz primary surf view level. Spoke with Luhring designer, SJ Johnson, re ridge height s/b no problem.

Aug. 24 Metschan reviewed plans and discussion with Monetti in PDX.

Aug. 26 Draft approval letter requiring lower ridge to Sluman and Monetti for review.

Aug. 29 Metschan/Sluman discussed conclusions with M/M Wojtowicz. Considered W suggestion to orient Luhring house to NW. Reviewed orientation and further roof adjustments with SJ Johnson – major redesign required if roof suggestions followed. Letter requiring lower ridge height approved and mailed to Luhring. Called Luhring to notify.

Sept. 3 Sluman, Metschan, Joan Chambers (HNOA Counsel) met at Pappa's residence with M/M Pappa, Pappa counsel Bartolis. Viewed surveyed (LRS) story poles from both levels of Pappa property. Joined by M/M Van Roekel. No resolution.

Sept. 8 Sluman/Metschan delivered copy of Luhring approval to M/M Wojtowicz.

Sept. 11 All members present at Monetti home to discuss Wojtowicz and to approve Van Roekel request to modify earlier plan: move three feet north and return 16" height buffer as not needed.

Sept. 12 Entire committee met with Mike Pappa to deliver copy of DRC Van Roekel approval. Once again set portable story poles for Pappa's benefit to show effect of N/S hips, effect of movement 3' north. Although not a part of the Van Roekel request, the story poles were set 5' north and 15' west for comparison purposes only.

Sept. 30 Notified DRC by email of Pappa's conclusion that their 'offer' had been rejected, before Joan was able to communicate the same message.

Staffed letter to Wojtowicz responding to their request that DRC approval be withdrawn. DRC letter dated Sept. 30 included documents used to support DRC approval.

Oct. 7 Telecon with Marlis Luhring. Reviewed contents of Dolan letter not yet rec'd by Luhring. They agreeable to meeting.

Oct. 22 Sluman/Metschan met with Chris Chiola Enviro. Prog. Mgr. Till. Cty. Re Lot 49/51 approvals.

Nov. 2 DRC (Metschan/Sluman/Monetti) met with Lührings (Lot 51), Swansons (Lot 50) and Wojtowicz (Lot 49). Bob Wilson in attendance. Seeking resolution of Wojtowicz's concerns over loss of sightline to the west by development of Lot 51. Future development of Lot 50 will also compromise Wojtowicz view to the west.

Footprint of the design for Lot 49 required a shift several feet to the north in order to avoid drain field. The DRC was not asked to consider an alternate design that might avoid that shift. At around the same time Wojtowicz's offer to purchase Lot 50 was not accepted. Butterfield MLS marketing information for Lot 49 presented a view to the SW.

Although not yet ready to build Swanson offered to move Lot 50 building closer to Luhring in an effort to preserve remaining Wojtowicz view to the SW. Repeated story pole exercise on site for all to see. Wojtowicz will advise parties of their conclusion.

Rev. 2/5/2009