

## **Meeting Minutes of the Annual Meeting held on January 23, 2010 in the Meeting Room of the Anacortes Library.**

Board attendees: Barbara Ballentine, Liana Yelle, Roy Raphael, Susan Singer, Ted Filler, Vickie Cooley

### **1. Call to Order**

Meeting was called to order by Roy at 1:30 PM.

Roy welcomed owners to the Annual meeting, and introduced the Board members. It was announced that we had a quorum of 51 owners in attendance, plus 10 proxies.

### **2. Budget**

Susan explained the budget corrections. The budget dated 1/20/2010 is the Board approved budget for the year.

An owner recommended that when the budget is sent to the owners, there should be a line item explanation with each item. When the budget is created for The Crest and The Gardens, it receives owner review and acceptance before the budget is approved. It was suggested Sunset Cove follow the same process. The recommendation will be taken under advisement.

An owner asked for an explanation about the Legal Fees line item on the budget and about legal actions taking place. The Board explained we are not involved in legal proceedings, and that we hired an attorney to write a position statement on behalf of Sunset Cove Estates. This was done in response to a letter received from Alan Souder, attorney for the owner of SCE lot 12.

### **3. Election**

Results for new Directors: 58 votes each for John Howell, Paul Allen, and Ted Filler. There were 4 write ins: 1 each for Sharron Baggs, Bob Baggs, Jim Kniskern, and Alan Hanson.

### **4. Committee Reports**

Roy thanked retiring Directors Liana and Vickie for their work on the Board as Publicity Chair and Architectural Review Committee (ARC) Chair, respectively.

4a. ARC - Issues pertaining to SCE lot 12 took most of the ARC's attention during in 2009. Vickie explained the role and responsibilities of ARC. Ongoing is SCE's lot 18 with an incomplete building form regarding the roof height restrictions. Vickie plans to continue as a member of the ARC team in a support role.

4b. Landscape - Barbara explained that the landscaping maintenance expense will increase in 2010 due to a contract misquote which resulted in a substantially reduced rate for 2009, which Greenstreet Landscape agreed to absorb. The contract expires after 2010, at which time we'll go out for new bids. The association has budgeted to add plants to the circle at The Crest/The Gardens, and Sunset Cove, and the committee is seeking volunteer from each area to help select native plants. Water is going to the circle at The Crest/The Gardens, and the current budget allows for a water meter to be installed in 2010. Owners should be aware that water will mean additional expense to the budget. It's believed there is water going to the Sunset Cove circle. The City has been asked to remove Scotch Broom from the west side and we're waiting for the bid. Regarding tree topping, the gravel path area received topping approval from the City in 2006.

An owner asked about the status of the Tommy Thompson trail in our area. The Board replied that we don't know where it will be located, or when it will be built.

4c. Publicity – In 2009 the annual picnic was held, as well as the wine & cheese get together at the gazebo. The Publicity Committee also provides input into the Association's newsletter.

#### **5. Audit Committee**

The bylaws recognize the need for this committee. The Board would like to have 5 owners on the committee, in addition to Paul Allen as the Board's representative. The owners who volunteered are Steve Phillips, Chuck Mallory, Ellie Nielson, Don Berg, and Ron Telles. Committee updates will be provided at the monthly Board meeting.

#### **6. Special Meeting**

As requested by six owners, the meeting is scheduled for 2/28/2010 and will be held in tandem with the February Board meeting. The meeting's objectives are to discuss the bylaws, approval of bylaw changes, and changes for approval of the budget.

#### **7. New Business**

~ An owner stated that trash has blown over the hill of SCE lots 6 through 9, and because the slope is so steep, it can't easily be picked up. Could owners arrange a trash clean up day to clean up the slope? Perhaps a note about this should be included in the next newsletter. It was mentioned that owners could connect a bungee cord to the lid of the container to prevent trash from scattering on windy trash pick-up days, and the City approved this as long as the cord was connected to the lid, and not the can itself.

~ Donations – Two donation requests were made by owners, one for \$100 to Haiti Relief and the other for \$100 to the Tommy Thompson Trestle Rebuild program. In a show of hands, a majority of owners approved both requests.

~ An owner reported the City of Anacortes is giving home owners a 10% tax reduction. However, owners at The Crest and the 4 waterfront properties at SCE are exempt from the reduction.

8. The meeting was adjourned at 2:45 PM.