

Sunset Cove Homeowners Association

Annual Meeting

February 1, 2014

Meeting Room of the Anacortes Library

MINUTES

Board attendees: Paul Allen, Barbara Ballentine, Victor Brzeg, and Jackie Etsell.

Board absent: Vickie Cooley and Jim Gray.

Guest: Eric Johnson, Anacortes City Council member.

1. Call to Order

Meeting was called to order by President Paul Allen at 1:05 p.m. Paul introduced the 2013 directors and officers. Introductions were made around the room of the 21 neighbors present.

Secretary/Treasurer Jackie Etsell announced that there were 11 lots and/or units represented at today's meeting, and 14 proxies. A quorum was therefore achieved, and a simple majority would total 13.

2. Budget

The 2013 actual income/expenses and 2014 budget were presented by Jackie. Explanations for specific expense categories were provided, primarily for utilities, repairs/maintenance, and new landscaping. A motion was made to approve the budget, and seconded. All were in favor, with no dissenting votes.

3. Election of 2014 Board

Rick Etsell announced that the candidates, Paul Allen, Victor Brzeg, and Stan Singer, were all elected.

4. Committee Reports

4a. Architectural Review Committee – Paul Allen reported in Vickie Cooley's absence that the committee was quite busy in 2013, with one ongoing project and four new projects getting underway:

- SCE Lot 2: plan submitted, approved subject to height restrictions; building completed; landscaping begun.
- SCE Lot 10: plan submitted, approved after finalizing a few details; some framing has begun.
- SCE Lot 12: rock wall completed; landscape plans submitted, approved subject to a few plant changes; close to completion.
- SCE Lot 18: plans submitted several years ago were revived; approved with a few variances and an addendum; construction begun and almost complete.
- WPE Lot 26: plan submitted; approved; preliminary lot preparation has begun; awaiting confirmation of final changes.

4b. Audit Committee – Jim Gray conducted the annual audit of the treasury in May, and everything was in order (reported by Jackie Etsell, Treasurer).

4c. Landscape Committee – Barbara Ballentine summarized the projects and issues that were attended to in 2013, and highlighted some of the needed projects for 2014 (and beyond):

- A new two-year contract was signed with Green Street Yards for the landscape maintenance of the medians. The monthly amount is slightly higher, but their rates are still quite reasonable.
- Repairs were made to the irrigation systems after several lines had been chewed through. Currently, HOA irrigation is only in the Washington Court and Sundown Court medians; might it be time to install some in the primary Washington Boulevard medians?
- Vacant lot mowing became a problem with a couple of lots this past summer; how can communication improve about the importance and urgency of mowing? Also, the large lot east of the Gardens needs to be more consistently mowed, or whatever is needed to help it look less unsightly.
- Tree trimming in HOA buffers requires Board approval if neighbors want to do the trimming themselves; a Board member must also be present. Other buffers need to be cleared periodically of overgrown weeds and grasses as well.
- Last summer it was determined that some of the curbside trees along Washington Boulevard had become infested with Pacific Coast Pear Rust, a disease that endangers all the trees even if only one or two are affected. The Board approved that all the trees be sprayed, and each homeowner billed. It will be prudent to spray again in 2014; details to be determined.
- Meanwhile, neighbors were also reminded that the trees along Washington Boulevard must be kept trimmed on both sides: the sidewalk for pedestrians and the street for the street sweepers. This is each homeowner's responsibility.
- The irrigation back-flow valves must be re-tested in the spring, and neighbors are able to get in on the special deal as a group, which saves everyone money. Additionally, the valves were winterized in October.
- A new gravel trail was installed between SCE Lots 12 and 13, which links to the "upper" trail and to the gazebo. A drainage system was included in the project.
- Early this year additional cobble rock will be spread in the medians to supplement some thin areas; gravel will be laid to freshen the existing gravel path as well.
- A few items that Barbara outlined to be considered in the (near) future include:
 - New and additional lighting in the medians.
 - Larger trees planted in the medians (some trimming of currently too large trees).
 - Gazebo improvements.
 - Adding trail information, like nature-type informational signs.
 - Enhancing the landscaping in all the common areas.
 - Adding irrigation to portions of the main medians.
- Finally, the holiday lights in the median were a nice, festive touch again this year.

4d. Publicity Committee – Victor Brzeg reported that the picnic at Washington Park was a resounding success, and this year it will be on September 6th. Although the community garage sale last June only had about four neighbors participating (after 12 the first year), we should still hold it this year and see if we get better participation. The people who do participate have fun, nonetheless. Jackie Etsell reported that extra copies of the year's newsletters were on the back table, and that anyone wishing to write something for the next edition to please do so! Victor also reminded everyone that when walking their dogs, to please pick up after them, also noting that there is nothing we can do about deer droppings!

5. Old Business

There was no old business to report.

6. New Business

In an effort to get ideas from everyone, the Board handed out sheets of paper in order to solicit suggestions for Neighborhood Improvement Projects. Realizing that some project ideas may require more funding than the treasury provides, discussion also included financing options like raising the Association annual dues or levying project-specific assessments. The projects outlined by Barbara Ballentine (above) – improving the lighting in the medians, improving the gazebo, enhancing the landscaping in the common areas, etc. – were echoed by many neighbors. Additional ideas introduced include speed limit signs and/or speed bumps, hosting work parties or a “spring clean-up event to clean some of the buffer areas, etc. The Board will continue to field ideas, and discussion will continue at future meetings.

Eric Johnson reported that comments are still being accepted from the public regarding a “big box” store in Anacortes; email Ryan Larson if you’re interested (ryanl@cityofanacortes.org). Plus, Eric’s blog has covered the City budget process, as well as the new garbage cans (which are coming to all later in 2014).

7. The next board meetings scheduled for Thursday, March 20 and Thursday April 17 at 7:00 p.m. at the Anacortes Library are open for all homeowners to attend.

8. The meeting was adjourned at 2:20 p.m.

Respectfully submitted,

Jackie Etsell
Secretary/Treasurer SSCHOA