

Sunset Cove Homeowners Association

Annual Meeting

January 25, 2015

Meeting Room of the Anacortes Library

MINUTES

Board attendees: Paul Allen, Barbara Ballentine, Vickie Cooley, Jackie Etsell, and Stan Singer.
Board absent: No one.

1. Call to Order

Meeting was called to order by President Barbara Ballentine at 1:00 p.m. Barbara introduced the 2014 directors and officers, and thanked Victor Brzeg for serving part of the year on the Board and organizing the fall picnic. Introductions were made around the room of the 40 neighbors present.

Secretary/Treasurer Jackie Etsell announced that there were 24 lots and/or units represented at today's meeting, and 21 proxies. A quorum was therefore achieved, and a simple majority would total 23.

2. Committee Reports

2a. Architectural Review Committee – Vickie Cooley reported that two out of the three homes under construction in 2014 are completed, with one still under construction. Other activities considered this past year were fences, HVAC systems, external paint colors, and tree removal. There is no new construction at this time.

2b. Audit Committee – Stan Singer conducted the annual audit – required by Article 5.6 in our By-Laws – of the treasury November 5, along with his committee of Ron Telles and Susan Singer. All the books were balanced and in order.

2c. Landscape Committee – Paul Allen summarized the projects and issues that were attended to in 2014, and highlighted some of the projects for 2015:

- An irrigation system was installed at the entrance median to Sunset Cove, as well as additional plants.
- All the medians were mulched, and several of the large and overgrown trees were removed from the Washington Boulevard medians.
- The curbside trees along Washington Boulevard were sprayed in the spring of 2014, in order to minimize the spread of 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 that the Association cover the cost.
- Irrigation back-flow valves must be tested each spring and winterized each October. Neighbors were again able to get in on the special group rate for both.
- Additional cobble rock was spread in the medians to supplement some thin areas; the too-tall Western Red Cedars were removed as continued trimming became inefficient and ever more expensive.
- For 2015, planned expenditures include:
 - Lay additional gravel to restore and freshen the existing gravel path (\$800 estimate).
 - Mulching (\$3,740) and planting colorful plants in the medians (\$350); more plantings in cul-de-sac medians also (\$500).

- Gazebo refurbishments/improvements (\$600 estimate).
- Replace and fix the lighting in the medians. Rick Etsell reported that he checked all the lights and the majority are burned out or broken; he has ordered two dozen bulbs which will be installed soon after they arrive (\$250).

2d. Publicity Committee – Jackie Etsell reported that the picnic at Washington Park was a resounding success, and the community garage sale last June was also a lot of fun. Again, thank you to Victor Brzeg for organizing these events. Extra copies of the year's newsletters are on the back table, and that anyone wishing to write something for the next edition to please do so, and send Vickie Cooley your ideas as she will be the new Publicity chair.

3. Old Business

3a. Neighborhood Improvement Projects: At last year's annual meeting, suggestions were solicited from the membership regarding ideas for improving the neighborhood. Throughout the year many of the ideas were acted upon (see Landscape Committee report, above) and ideas were discussed at every Board meeting. Potential projects included: improving the lighting in the medians, improving the gazebo, enhancing the landscaping in the common areas, adding speed limit signs and/or speed bumps, hosting work parties to clean some of the buffer areas, etc. Some of these project ideas would require more funding than the treasury provides, or would have been beyond the scope of the Association, but they all provided a great starting point for further discussion.

3b. Traffic and Safety: Paul Allen reported that since the August 2014 Board meeting that focused on traffic and safety – with a special presentation from Captain Lou D'Amelio of the Anacortes Police Department – he and Barbara Ballentine met with City officials to discuss a traffic study to determine and analyze the speeds of vehicles in our neighborhood. The study has yet to be done. Paul also noted that the City is trying to get *rid* of signs (not helpful in terms of adding signs here) and they seem unwilling to change speed limits. They suggested that the little plastic “kids” (that warn drivers when there are children playing nearby) really work the best, especially when the figures are put out *only* when there are actually kids around (if they are out all the time drivers start to ignore them). Finally, drivers are supposed to watch out for children – even when they are playing in the street.

3c. Shannon Point Shoreline Restoration: At the July 2014 Board meeting, the Northwest Straits Foundation presented details of this project, which was intended to remove the riprap along the shoreline immediately north of three of our Sunset Cove homes as well as the SCHOA buffer. While the project was placed on “hold” last summer, Barbara Ballentine reported that they are still looking at the possibilities of the project, perhaps even constructing a retaining wall, in order to tie-in with the Guemes Channel Trail (see below). She also noted that they will keep us apprised of the situation.

3d. Guemes Channel Trail: Barbara Ballentine reported on several plans she received from the City concerning the route options for the trail at this end. One would go north of the SCHOA buffer, through WWU/Shannon Point property and then the abandoned railroad path; another looks like it would “use” the buffer; another would use Observation Avenue and then our walking trail (currently graveled, they would need to widen, remove trees, and pave). All options are being discussed.

John Howell, member of the GC Trail Commission, noted that they are looking at many ideas. There are several conflicting ideas concerning just the WWU property, for example. While the portion going west from Lovrick's to San Juan Passage will be finished this spring, the biggest challenge is how to get the trail west from Portalis, leaving the wetlands alone. He mentioned that although there has never been one settled idea from anyone, we as an Association need to stay involved. The Commission itself is not in favor of the rip-rap wall idea, as put forth from Northwest Straits.

Barbara mentioned her idea to use Sunset Avenue to get to Washington Park from the ferry terminal area, since it underwent substantial improvements a few years ago with paved sidewalks and bike lanes, which seem to meet the criteria for the trail. Questions also included, what about the ferry

terminal area, and who does maintenance of these trails? Maybe plans would include a pedestrian overpass or traffic lights; and volunteers have stepped up to help maintain the trails so far, said John.

4. New Business

4a. Garden Village Homes: GT Development aka GT Investment Properties recently petitioned the Anacortes Planning Commission to amend their plans for Tract G, or the portion east of the Gardens Townhomes, replacing the previously approved 4 fourplex buildings (16 dwelling units) with 10 single family residences, to be known as Garden Village Homes Condominiums. It was approved by the Commission. This means the Association will collect \$1,200 less than planned for 2015, as well as in the future. There will also be another homeowners association under our “umbrella,” reported Barbara Ballentine.

4b. Other:

- Aleli Howell wanted to say a hearty “thank you” to the outgoing Board members!
- Joyce Young wanted to remind everyone that the Citizen Auxiliary Patrol is looking for new members (and they have monthly potlucks!), and if you’re going on vacation or going to be gone for a while, they will check your home and yard.

5. Budget

The 2014 actual income/expenses and 2015 budget were presented by Jackie. Explanations for specific expense categories were provided, primarily for repairs/maintenance and new landscaping (detailed above), but also utilities, with the addition of irrigation at the entry. Because of the reduction in dues from the Garden Village Homes project mentioned above, there is a planned deficit of \$1,200 for the year which should be manageable considering the level of the Association’s total assets as of January 1. A motion was made to approve the budget, and seconded. All were in favor, with no dissenting votes.

There was also discussion of the potential for a dues increase for 2016 to make up for this shortfall, with options ranging from an additional \$15 to \$25 per year per unit/lot. No action was taken at this point.

6. Election of 2015 Board

After a count of the ballots by Ron and Linda Telles, Jackie Etsell announced that the following candidates were elected for two-year terms: Vickie Cooley, Jean Warner, Alan Hanson, and Jackie Etsell.

7. The next board meetings are scheduled for Tuesday, February 24, Thursday, March 19, and Thursday, April 16 at 7:00 p.m. at the Anacortes Library, and all homeowners are invited to attend.

8. The meeting was adjourned at 2:15 p.m.

Respectfully submitted,

Jackie Etsell
Secretary/Treasurer SCHOA