

Sunset Cove Homeowners Association

Annual Meeting

January 23, 2016

Meeting Room of the Anacortes Library

MINUTES

Board attendees: Paul Allen, Vickie Cooley, Jackie Etsell, Alan Hanson, and Jean Warner.
Board absent: Tim Cornelius.

1. Call to Order

Meeting was called to order by President Paul Allen at 1:00 p.m. Paul introduced the 2015 directors and officers. Introductions were made around the room of the 37 neighbors present.

Secretary/Treasurer Jackie Etsell announced that there were 23 lots and/or units represented at today's meeting, and 15 proxies. A quorum was therefore achieved, and a simple majority would total 13.

2. Budget

The 2015 actual income/expenses and 2016 budget were presented by Jackie Etsell. Explanations for specific expense categories were provided, primarily for repairs/maintenance and new landscaping. After a couple of brief questions, a motion was made and seconded to approve the budget. All were in favor, with no dissenting votes.

3. Committee Reports

3a. Architectural Review Committee – Alan Hanson reported that the primary issue in 2015 was defining the landscaping encroachments into the SCHOA Observation Avenue Trail, confirming to individual lot owners that the land will continue to be owned by the Association. Other activities considered this past year were fences and HVAC systems; preliminary plans have been approved for SCE Lot 13. The ARC Review Checklist for new construction was updated and revised, and is posted on the website.

3b. Audit Committee – Jean Warner conducted the annual audit – required by Article 5.6 in our By-Laws – of the treasury January 14, 2016, along with her committee of Vickie Cooley and Rob Warner. All the books were balanced and in order.

3c. Landscape Committee – Paul Allen summarized the projects and issues that were attended to in 2015, and highlighted some of the projects for 2016:

- The curbside trees along Washington Boulevard were again sprayed in the spring of 2015, 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 were tested in the spring and winterized in October; neighbors were again able to get in on the special group rate for both.
- Additional gravel was added to the Observation Avenue Trail; the tree that fell during the December storms should be removed by next week (Vickie Cooley will follow up with the City again).
- The cul-de-sac medians – at the bottom of Washington Court and at the

condos/townhomes – were refreshed with additional plantings and mulch.

- At the end of 2015, we changed landscape maintenance providers, from Green Street Yards to ProScapes. With comparable rates, the hope is to get a little more attention to detail, both with plantings and general work quality.
- For 2016, planned expenditures include:
 - Begin replacing plants in the boulevard medians; tree spraying along the Boulevard..
 - Continue planting colorful plants in the medians.
 - Gazebo refurbishments/improvements (\$700 estimate).

3d. Publicity Committee – Vickie Cooley reported that the picnic at Washington Park in September was a great success, and if anyone has ideas for the timing of the picnic (or other social activities) to please let her know. The roster as of November 2015 is on the website, and will be updated soon. 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 to Vickie. She would like to get the next issue out by the end of March.

4. Election of 2016 Board

After a count of the ballots by Barbara Ballentine, candidates Tisa Kniskern and Amy Schnabel were elected for two-year terms. Welcome aboard, Tisa and Amy!

5. Old Business

5a. Garden Village Homes: Jean Warner reported that there has been an excavator there recently, doing some preliminary work. The developers are still working with the City on some setback issues; they are also looking into selling to another developer, but may have to continue as planned.

5b. Shannon Point Shoreline Restoration: Alan Hanson reported that no action has been taken this past year, but will keep “tabs on the project” for the community. A walk-through of the area was led by Eric Johnson, Anacortes City Council member, last summer, with a number of our residents included.

5c. Guemes Channel Trail: Alan Hanson reported that although several parts of the trail were completed this past year, no decisions have been made yet concerning the route options for the trail at this end. Again, he will stay on top of it..

John Howell, member of the GC Trail Commission, noted that the overall plan is for a 9.5-mile trail from Washington Park to the Park'n Ride at March's Point. While WWU has been very open about accessing their property for the trail, there are still questions about the area around the ferry terminal. No decisions have been made yet about trying to use the SCHOA buffers; consequently we need to remain diligent.

6. New Business

6a. Rick Etsell noted that while he has been trying to keep up with the lights in the median, the power to median #4 seems to be totally out. He has double-checked breakers and wires, but a solution will require professionals. The Board will need to consider a remedy this year, which may involve earmarking some funds.

6b. Jackie Etsell presented parting “thank you” gifts to outgoing board member Paul Allen – who has served on the Board since the beginning (2004), providing strong leadership and guidance to us all – and to Barbara Ballentine, who officially “retired” from the Board last year but has remained an active participant.

6c. Alan Hanson noted that we should take a look at the falling/leaning tree problem, and perhaps recommend a different tree to be planted along the Boulevard. There are two currently approved types of trees, but root system difficulties seem to make them vulnerable to the strong winds we have experienced lately.

7. The next board meetings are scheduled for Thursday, February 18, Thursday, March 17, and Thursday, April 21 at 7:00 p.m. at the Anacortes Library, and all homeowners are invited to attend.

8. The meeting was adjourned at 1:45 p.m.

Respectfully submitted,

Jackie Etsell
Secretary/Treasurer SCHOA