

Sunset Cove Homeowners Association

Annual Meeting
January 25, 2020
Meeting Room of the Anacortes Library

MINUTES

Board Attending: Jackie Etsell, Mike Freeman, Kim Graf, Tisa Kniskern, and Gabrielle Thurman.

Absent: Ken Goodwin.

1. Call to Order:

The meeting was called to order at 2:30 pm by Mike Freeman, Vice President. New residents in Sunset Cove since the last annual meeting were introduced.

Jackie Etsell announced that there were 48 people in attendance at today's meeting, with 34 lots/units represented and 8 proxies.

2. Committee Reports:

2a. Architectural Review Committee: Mike Freeman reported that there were no plans on the table for near future. In the past year, the Little Library was approved and has been installed along Washington Boulevard.

2b. Audit Committee: Gabrielle Thurman reported that the Audit Committee met in November. All expenses were paid in a timely manner and there was adequate documentation on checks.

2c. Landscape Committee: Kim Graf noted that things have been pretty busy.

- The Washington Boulevard Medians Project: After surveying to inquire what residents most wanted for the medians, plants were thinned out and new ones planted. That initial part of the project has been completed; next will be to focus on lighting. Lights have been placed in the entrance with uplighting on the Sunset Cove sign. Discussion ensued on maintenance, as well as planting more deer-resistant plants, like lavender or grasses. The balance from last year's special assessment is around \$18,000, which part of that will be used for lighting. This balance amount will be used only for the landscape of the medians.
- Spraying of the trees along the Boulevard was also completed.
- Landscaping was done along Tract B and the dog-leg trail.

2d. Publicity Committee: Gabrielle Thurman reported that the community "Happy Hour" in September was quite successful and well-attended. Two newsletters were produced during the year, and emailed and/or sent to all residents.

3. Old Business

3a. Trimming Washington Boulevard Trees Update: The City of Anacortes notified the HOA in the late summer that the trees along the Boulevard needed to be trimmed due to new street sweepers, as they couldn't get by without damaging the street sweeper. City representatives came to the October Board meeting and discussed why the trees needed to be trimmed and the specifications required for trimming the trees. The HOA board offered to have trees trimmed by Simply Yards. Residents would be billed separately. Some residents asked if the HOA could pay for this.

Discussion ensued about the HOA paying for the tree trimming. The Board had brought this up at their closed November budget meeting and discussed that the HOA should take over responsibility for trees along the Boulevard. As the trees have aged, some are getting shaped in different ways, and some are missing. In order to keep the trees consistently shaped and alive, maintenance by the HOA was recommended. Discussion again ensued.

A motion was made for the HOA to maintain the trees in the planting strip, including trimming, spraying, and replacement of trees as required by the City or required by the CC&Rs, by Rick Etsell, seconded by Dick Bowen. The vote on this motion was a definite majority.

3b. Guemes Channel Trail Update: no new news to report.

4. New Business

4a. Community Buffer Zones, View, and Landscape Guidelines: Kim Graf reported that the new committee convened in December to discuss, among other issues, maintenance of the SCHOA buffer zones and identification of potential “danger trees.” The primary goal is to come up with some basic principles and guidelines for trimming/cutting trees in Tracts B, C, and D, as well as the need to include the retention ponds for future maintenance projects. The committee decided that it will be very important to remember “unintended consequences” for any future policies.

4b. Other: A resident warned that long-term camping permits being issued in Washington Park this winter seems to have generated more theft in both Skyline and our area. We should keep aware.

5. Finance/Budget Report:

Jackie Etsell reported that the 2019 beginning year checking account balance was \$47,701.87. Regular expenses totaled \$23,075.42 and Washington Boulevard Medians Project expenses amounted to \$16,562.52 for 2019, for a total of \$39,637.94 spent during the year. Receivables totaled \$26,130.00 in assessments for the year. The resulting December 31 total checking account balance was \$34,193.93. The savings account balance as of December 31, 2019 was \$5,711.93 and the certificate of deposit was \$4,161.00.

The budget was approved by 54 approval to 1 not approved.

6. Election Results: After a count of the ballots by Jackie Etsell, it was announced that the following candidates will be on the board for the next two years:

- Dawn Bachman
- Steve Krippner
- Lori Campbell

7. The **next meeting** is scheduled for Tuesday, February 18, at 7:00 pm at the Anacortes Library Community Room.

8. Meeting was **adjourned** at 3:49p.m. by Mike Freeman.

Respectfully submitted,

Tisa Kniskern
Secretary