

Sunset Cove Homeowners Association
Annual Meeting
January 23, 2021
Zoom Meeting #869 8400 4046

Minutes

Board Members Attending: Gabrielle Thurman - President, Lori Campbell - Secretary, Jackie Etsell - Treasurer, Steve Krippner - Landscape chair, and Dawn Bachmann - Publicity chair

Absent: Ken Goodwin - Architectural chair

Members Present: There were 37 logins on the Zoom platform. As there were many couples using the same device it is estimated that the attendance was approximately 50+.

1. Call to order:

The meeting was called to order by Gabrielle Thurman at 1:00 pm. Because of the pandemic, all HOA meetings for the foreseeable future will be conducted by Zoom. Future meetings will be posted on the Sunset Cove website. Thank you to Dawn Bachmann and Rick Etsell for setting up the Zoom platform. Dawn gave instructions regarding the use of Zoom.

- Introduction of 2020 directors and officers: The above listed board members were introduced
- Number of returned ballots: There were 59 ballots returned by mail.
- Election of new directors: Gabrielle welcomed the new HOA board members who had been elected by mail-in ballot.
 - Annie Hayes from Washington Park Estates
 - Dan Allawatt from The Crest Condos
 - Doug Berard from The Gardens
- With the election of the new board members, the following 2020 members will be retiring. We thank them for their service and wish them well.
 - Gabrielle Thurman – President
 - Jackie Etsell – Treasurer
 - Ken Goodwin – Architectural committee

2. Budget Report: Jackie Etsell

The 2021 Budget had been distributed in the packet mailed in December and voted on by return mail. All 59 ballots returned voted to approve the budget. Jackie pointed out the 2020 actual income and expenses as well as the 2021 proposed budget. Total assets on hand as of January 1, 2021 are \$46,317.74. Please make sure you have paid your dues.

3. Committee Reports:

3a. Architectural Review Committee:

Paul Allen reported for Ken Goodwin. The ARC met via email due to the pandemic. Four new homes will be built in 2021; three along Washington Blvd. and one in on Washington Ct.

3b. Audit Committee: Dawn Bachmann

The audit committee was able to meet in person. They analyzed about 20 checks and found no irregularities.

3c. Landscape Committee: Steve Krippner

Steve summarized the work done in 2020. Beyond the regular maintenance there were several plants replaced along the Washington Blvd. median that had died. There was also a serious problem with plants being eaten by deer. Steve will work with Simply Yards to make sure more deer resistant plants are used in the future. One hazardous tree was removed from the north HOA buffer as well as quite a bit of Scotch Broom which is invasive.

It looks like 2021 will be a busy year. Steve explained some of the planned projects.

- There are plans to enhance the Sundown Court round-a-bout. Steve will get at least two bids based on a specific list of desired plants.
- Steve and his wife are planning to put together a list of deer resistant plants that would be available to all residents. He welcomes any suggestions of plants to be included.
- There will be an audit of the number of trees and their health in the HOA buffers to determine any needed maintenance. There will also be a plan for the maintenance of the storm ponds.
- Spraying of the trees along Washington Blvd. will begin next week.
- The area along the path by the Colson's home will be landscaped consistent with the rest of the path as soon as their construction is complete.
- Steve also reminded residents to check their planting areas to make sure no shrubs or bushes are encroaching on the sidewalks.
- The committee will be working on a long-term plan for the parking strip areas along Washington Court.

Jean Warner asked that there be better maintenance of the gutters and parking area around Sundown Ct. They are filled with needles and gravel which can clog storm drains. In the past this has not been part of the Simply Yards contract and may have to be added.

Joyce McNeil wanted to bring attention to the pine tree next to their home that was pruned recently. During severe winds, branches have blown off and hit their windows.

A health survey was done on the tree and it was found to not be a fall hazard, but Steve will monitor it. The long-term question is whether that is an appropriate tree for that area.

Bev Bothel asked whether view preservation would be a part of the audit of the trees in the buffers. The current plan is to survey for health and hazard only. The HOA has chosen to focus on leaving the buffers as natural as possible but the board will discuss that at a future meeting.

3d. Publicity Committee: Dawn Bachmann

There were no group gatherings in 2020 because of the pandemic. We'll see what 2021 brings. Dawn thanked Jackie Etsell for volunteering to do the newsletter.

4. Old Business: Gabrielle Thurman

4a. Garbage:

Please remember to secure your garbage and recycling especially on windy days. Put something heavy on top to avoid trash spilling out.

4b. Guemes Channel Trail:

No progress has been made on the project. The mayor is still supportive and she has met with some of the key property owners in other areas of the trail. It is hoped that it will go forward, perhaps this summer, if the pandemic gets under control.

5. New Business:

Barbara Ballentine wanted to pay tribute to Roy Raphael, the first president of the Sunset Cove HOA. Roy died on January 7, 2021.

6. Upcoming Meetings:

During the pandemic, all HOA meetings will be held via Zoom. A notice will be posted on the website well in advance.

The next board meeting is scheduled for February 20, 2021 at 10:00am.

The meeting was adjourned at 1:33 pm

Respectfully submitted,

Lori Campbell, Secretary

See addendum on next page

Addendum to 2021 Annual meeting:

The 2021 HOA board met on January 26, 2021 to determine the officers and committee chairs for this year. The following positions were decided upon:

- President: Doug Berard
- Vice-president: Daniel Allawatt
- Secretary: Lori Campbell
- Treasurer: Dawn Bachmann
- Landscaping committee: Steve Krippner
- Architectural committee: Annie Hayes