

Sunset Cove Homeowners Association
Monthly Board of Directors Meeting
August 18, 2016
Meeting Room of the Anacortes Library

Board attendees: Jackie Etsell, Alan Hanson, Tisa Kniskern, Amy Schnabel, and Jean Warner.
Members present: Paul Allen, Bill Ballentine, Vickie Cooley, Lisa Cornelius, Jeff Graf, Kim Graf, Charles Nelson, Patti Nelson, Stan Singer, Rob Warner, Bill Whittemore, and Carrie Worra.

1. Call to Order and Welcome:

The meeting was called to order by Jackie Etsell at 7:00 p.m.

2. Meeting Minutes and Finance Report:

The minutes from the July meeting had been circulated electronically; approved as sent. The beginning checking account balance for July 2016 was \$24,075.24. With expenses of \$867.77 and receivables (assessments) of \$0.00 the end of the month balance was \$23,207.47. The savings account balance was \$5,706.08. The treasurer report was approved by the Board.

3. Committee Reports:

3a. ARC – Alan Hanson reported that Kim and Jeff Graf (SCE Lot 13, 2406 Washington Court) have submitted exterior paint colors for approval. An ARC Committee Meeting was called and colors were approved. The Board was contacted by Robin Wood who expressed interest in purchasing WPE Lot 19, 2512 Washington Blvd. Alan advised her to view our website for initial answers regarding planning and architectural review.

3b. Landscape – Paul Allen stated that he and Jim Nelson met with Ryan from Choice Landscapes to receive an estimate to put permanent steps in to mitigate the slope on Tract B. Currently, the path is slippery and gravel is loose. Approximately, 14 steps are needed at an estimate of \$2,495.50. Work would be done in the off season. Tisa Kniskern mentioned that bushes in the Washington Blvd median look scraggly and asked if some can be replaced. It was mentioned that all of the plants are stressed this time of year and that the median is not irrigated.

3c. Publicity – Jackie reported that the 13th Annual Sunset Cove Homeowners Association Picnic is on Sunday, August 28, 2016 from 1:00 - 5:00 at the big shelter at Washington Park. Paul Allen volunteered to shop for necessary picnic items and he and Ron Telles will cook. Tisa will create and post picnic reminder notices to post on neighborhood mailboxes. Volunteers are needed to help set and clean up. Jackie has extra copies of the SCHOA Newsletter.

4. Old Business:

4a. Guemes Channel Trail/Revetment Project – Alan Hanson shared a portion of an email received from Lisa Kaufman from the Northwest Straits Foundation. It stated that the restoration project has been put on hold indefinitely. Some property owners stated that they are in favor of the completion of the Guemes Channel Trail. It was noted that "our" opposition isn't to the trail itself, but to the potential usage of the SCHOA common area/buffer.

4b. Garden Village Townhomes – Jackie announced that she and Vickie Cooley attended the Planning Department meeting that was held on Wednesday, August 10, 2016. The Planning Commission approved 9 townhomes for this project.

4c. Oakes Avenue Speed Limit Reduction – Jackie reported that our proposal to increase the speed limit on Sunset Avenue from 25 mph to 30 mph to keep it consistent with 12th and Oakes

Avenues was omitted from the August 16, 2016's agenda. There is no further update regarding this matter.

4d. ARC Issues: SCE Lot 13 and Tract B – Jackie began the discussion summarizing the actions that have taken place since July 21, 2016's SCHOA meeting. SCHOA attorney, Neli Espe, responded to Charles and Patti Nelson's lawyer, Vander Wel, Jacobson & Kim, stating that ownership of Tract B "dog leg" is inconclusive. The Nelson's disagreed with this interpretation and feel that definitive ownership needs to be determined by the courts. They are not willing to negotiate. Jeff Graf insisted that ownership is not an issue because they would deed property to the HOA by "gifting" the wall to the HOA. Jeff commented that he doesn't see the need to get an attorney because he sees it as being between the Nelsons and the HOA. According to Charles, our HOA can't grant variances or modify any easement per the RCWs. It was noted that there have been many variances approved throughout the years to property owners; especially, regarding roof materials. Discussion ensued.

5. **New Business:** no new business was reported

6. The next meetings are scheduled for Thursday, September 22 and Tuesday, October 25, 2016 at 7:00 p.m. at the Anacortes Library.

7. This meeting was adjourned at 7:49 p.m.

Respectfully submitted,

Amy Schnabel
SCHOA Secretary