

**Sunset Cove Homeowners Association
Monthly Board of Directors Meeting
August 17, 2017**

Minutes

Attending: Ken Goodwin, Alan Hanson, Tisa Kniskern, Amy Schnabel, and Jean Warner.
Members Present: Paul Allen, Chris Crane, Janie Crane, Jackie Etsell, Jeff Graf, Kim Graf, and Rob Warner.

1. Call to Order:

The meeting was called to order by Alan Hanson at 7:05 p.m.

2. Meeting Minutes and Finance Report:

The minutes from the June meeting had been circulated electronically; approved as written. The beginning checking account balance for June 2017 was \$14,222.39. With June and July expenses of \$2,389.25 and receivables (assessments) of \$ 0.00 the end of the month balance was \$11,833.14. The savings account balance as of July 31 was \$5,707.65. The CD totals \$4,138.69 and will remain at Peoples Bank and is automatically renewing.

3. Committee Reports

3a. Architecture Review Committee – Ken Goodwin reported that Chris and Janie Crane, property owners of WPE Lot 19, submitted preliminary housing plans to the ARC with their driveway positioned on the northern boundary. Dick Izban, homeowner of WPE Lot 20, was under the assumption that the new driveway would be located on the south side of Lot 19. Driveway placement falls under the WPE CC&R 5.1.3. Dick Izban is asking for this to make it easier for him to access his garage. Cranes stated that they will modify their architectural drawings to make a reasonable accommodation regarding this concern and will attempt to work with Dick Izban for a solution.

3b. Landscape Committee – Jean Warner reported that some vacant lots are not being maintained. Jean stated that the Landscape Committee will meet Tuesday, August 22, 2017 to discuss a landscape plan for the boulevard medians. She reported that she continues to work with ProScapes regarding the poor quality of their work. Everflow Irrigation adjusted the sprinkler systems in the upper circle. Jean stated that she contacted Choice Landscape and has asked them to create a landscape design and bid for the Washington Boulevard medians. This progressive plan will outline the removal and clean-up of dead landscape, adding lighting, and the possibility of new plants, driftwood, and/or boulders. It is estimated that this landscape design will cost \$1,000.00.

3c. Publicity – Jackie Etsell stated that she will publish the Fall SCHOA Newsletter if articles are submitted to her by September 8, 2017.

4. Old Business

4a. Guemes Channel Trail/Revetment Project – Nothing new to report.

4b Garden Homes/Doe Run Project – Robert Warner stated that the south side has been graded and sanded; building sites have been prepped. There will be a total of 9 two-story units ranging from 2,100-2,900 square feet. Alan Hanson reported that he and Ken Goodwin met with the SCHOA lawyer. The quit claim deed for the retention pond needs to be corrected, put in our name, and recorded.

5. New Business

5a Nominating Committee – Jackie Etsell announced that the Nominating Committee is activated. There are at least two SCHOA Board positions that need volunteers to “run.”

6. The **next meeting** is scheduled for September 28, 2017 at 7:00 p.m. at the Anacortes Library. The meeting was **adjourned** at 7:56 p.m.

Respectfully submitted,

Amy Schnabel
Secretary