

Sunset Cove Homeowners' Association  
Monthly Board of Directors Meeting  
July 14, 2011  
Meeting Room of the Anacortes Library

**MINUTES**

Board attendees: Paul Allen, Barbara Ballentine, Don Berg, Jackie Etsell, Ted Filler, and Jim Nelson.

Members present: Bill Ballentine, Cori Nelson, Roy Raphael, Stan Singer, and Susan Singer.

**1. Call to Order and Welcome:**

The meeting was called to order by Paul Allen at 7:00 p.m.

**2. Meeting Minutes:**

The minutes from the June meeting were read and approved by the Board as read.

**3. Finances:**

The beginning balance for June 2011 was \$18,983.70. With expenses of \$4,379.31 and one refund of \$220.00 the end of the month balance was \$14,384.39. The 2011 budget tracking report for the year so far was also submitted; both treasurer reports were approved by the Board.

**4. Committee Reports:**

4a. ARC – Don Berg passed around his draft of a “Table of Compliance” for SCE owners to use as a checklist when submitting building plans to the ARC committee; the Board will review (see attachment). One homeowner will be putting up a new chimney for a new stove; and SCE Lot 8 still has a few items needing confirmation that Don will be following up on.

4b. Landscape – Barbara Ballentine reported that the new landscaping projects and sprinklers are in and working. The trail by SCE Lot 13 has been mowed, and all the lots will be done by tomorrow.

4c. Publicity – Jim Nelson noted that a work committee for the picnic – which is scheduled for Saturday, September 10 – will be formed closer to the actual date. Meanwhile, Jackie reported that the newsletter will be coming out soon.

**5. Old Business:**

5a. Rock Wall and Easement Vacation – The request to relinquish an existing public trail easement has been withdrawn at this time, so the City Council site visit and public meeting originally scheduled for July 18, 2011 have been cancelled. (See attached announcement.)

5b. Other – The topic of landscaping deficiencies of properties (and landscaping plans) where the structure has been completed for some time was brought up. The Board agreed that the CC&R's must be consistently upheld, and that if letters should be sent, that would appropriately be an ARC function.

5c. Other – Jim Nelson sent a letter to Roland Culbertson thanking him for his assistance with the recent tree cutting.

**6. New Business:**

6a. Nothing new was brought up.

6b. The next meeting is Thursday, August 18, 2011 at 7:00 p.m. at the Anacortes Library.

6c. The meeting was **adjourned** at 7:30 p.m.

Respectfully submitted,

Jackie Etsell  
SCHOA Secretary/Treasurer