

Sunset Cove Homeowners Association  
Monthly Board of Directors Meeting  
July 21, 2015  
Meeting Room of the Anacortes Library

**MINUTES**

Board attendees: Paul Allen, Jackie Etsell, and Alan Hanson.

Board members absent: Vickie Cooley, Stan Singer, and Jean Warner.

Members present: Barbara Ballentine, Tim Cornelius, Lisa Scherer, Ron Telles, and Carrie Worra.

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

The meeting was called to order by Paul Allen at 7:00 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 2015 was \$24,660.61. With expenses of \$740.55 and zero receivables the end of the month balance was \$23,920.06; monthly expenses appear to be tracking as expected. The savings account balance was \$5,704.21. The treasurer report was approved.

**3. Committee Reports:**

3a. ARC – Alan Hanson reported that the Encroachments Agreement for the trail and common area/buffer (Tract B) has been finalized and will be going out this week to affected homeowners. He also will be adding a couple of items to the ARC review checklist for new construction (regarding heat pumps and HOA common areas). Meanwhile, he has been contacted by the potential new owners of SCE Lot 13, who are currently in “final negotiations” with the purchase, and will meet with them soon.

3b. Landscape – Paul Allen reported that Everflow Irrigation looked at the irrigation systems that have been using a lot of water. A stuck valve was fixed and a timer replaced in the condos median, while the timer in the SCE median was adjusted to come on less frequently. He met with Marty of Green Streets regarding the mulching of the medians, which won't need to be re-done this year. Additionally, the gazebo looks in pretty good condition on the inside, although the shake roof might need to be cleaned and re-stained. The work will wait.

3c. Publicity – Jackie Etsell reminded everyone that the picnic is September 13. Details will be discussed in earnest at next month's meeting.

**4. Old Business:**

4a. Guemes Channel Trail/Shannon Point Restoration Project – Barbara Ballentine and Carrie Worra reported that there was nothing new to report this month. City Council Member Eric Johnson will be “hosting” a walk on Friday, July 24, starting at 2:30 p.m. at the gazebo, to look at and experience the proposed site and trail options. John Howell from the condos will be joining him, as will Paul Allen and Alan Hanson.

4b. Tract B Encroachment Agreement – Discussed with the ARC report.

4c. Garden Village Townhomes – No new information has been received.

**5. New Business:**

5a. Stan Singer has had to tender his resignation from the Board, and with sadness it was accepted. Paul Allen was nominated to step in as president of the Board until the end of the current

year, since the vice president is not immediately available; this was approved. Then, as stipulated in the First Amended By-Laws of the SCHOA, Article 3.4, "the selection (for a replacement) shall be made from the most recent election list and consist of the individual receiving the most votes." The next candidate would be Dan Worra, but due to his new position with the Port of Anacortes, Carrie Worra respectively declined on his behalf. The next candidate in line is Tim Cornelius, and he agreed to serve on the Board for the balance of this year.

5b. Carrie Worra asked about the progress getting neighbors to stop feeding the deer, and the Board confirmed that besides the article in our newsletter there is not much we can actually do. As a private citizen, however, one can probably call the City resource person and report the offending activity.

6. The **next meetings** are scheduled for Thursday, August 20, and Tuesdays, September 22 and October 20, 2015, at 7:00 p.m. at the Anacortes Library.

7 The meeting was **adjourned** at 7:35 p.m.

Respectfully submitted,

Jackie Etsell  
SCHOA Secretary/Treasurer