

Sunset Cove Homeowners Association
Monthly Board of Directors Meeting
June 23, 2016
Meeting Room of the Anacortes Library

Board attendees: Jackie Etsell, Alan Hanson, Tisa Kniskern, and Amy Schnabel.

Board members absent: Vickie Cooley, Jean Warner, (and Paul Allen).

Members present: Barbara Ballentine, Bill Ballentine, Lisa Cornelius, Rick Etsell, Jeff Graf, Kim Graf, Bonnie Hanson, Cori Nelson, Jim Nelson, Chris Schnabel, and Stan Singer.

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 May meeting had been circulated electronically; approved as sent. The beginning checking account balance for May 2016 was \$25,989.07. With expenses of \$1,062.44 and receivables (assessments) of \$0.00 the end of the month balance was \$24,926.63. The savings account balance was \$5,705.78. The treasurer report was approved by the Board.

3. Committee Reports:

3a. ARC – Alan Hanson reported that Jordan and Erica Carr decided to back out of the property purchase of WPE, Lot 28. Their \$100.00 check was returned to them.

3b. Landscape – Jackie Etsell reported due to Jean Warner and Paul Allen's absences. Jackie stated that vacant lot owners have mowed their properties. She thanked Kim and Jeff Graf for removing a fallen tree from the southwest corner of their lot (SCE Lot 13). Jackie stated that Paul Allen spoke with ProScapes regarding the maintenance of Observation Trail; it is part of their contract. The trail is improved and now in better condition. Jackie said that the lower cul-de-sac island is better maintained, but felt it is still not up to par. SCHOA received two quotes to complete the mulching of Washington Blvd islands: ProScapes quoted \$3,656.45 and Choice Landscapes quoted \$2,695.14. (The islands and cul-de-sac medians were last mulched in 2014 by Green Street for \$3,189.00.) It was voted upon by the board to accept Choice Landscapes to mulch the Washington Blvd islands. Jackie will recommend to the landscape committee to have trees trimmed there as well.

3c. Publicity – Jackie Etsell announced for Vickie Cooley that the SCHOA Newsletter will be released at the end of July. Please submit letters/contributions to Vickie for the letter by July 15, 2016. Our annual SCHOA picnic is scheduled for Sunday, August 28, 2016. All are encouraged to attend.

4. Old Business:

4a. Guemes Channel Trail/Revetment Project – Nothing new has been received.

4b. Garden Village Townhomes – No further information has been received.

5. New Business:

5a. Skyline Slurry Project – Jackie Etsell displayed a project area map for the installation of Slurry Seal Type II to existing asphalt streets in Skyline from June 28 - July 7, 2016. Observation Blvd and Washington Court are scheduled on Tuesday, June 28, 2016. (Washington Blvd is not included.) Homeowners in the affected area are encouraged to park on Washington Blvd during this time.

Property owners seeking more information regarding this project should go to www.anacortesworks.org.

5b. Oakes Avenue Speed Limit Reduction – The City of Anacortes has made a recommendation to the state to reduce the speed limit on Oakes Blvd from 40 mph to 30 mph. It is assumed that the state will approve this request. Alan Hanson plans to write a letter to Eric Johnson requesting that the speed limit on Sunset Avenue be increased from 25 mph to 30 mph to keep it consistent with 12th and Oakes Avenues.

5c. ARC Issues: SCE, Lot 13 and Tract B – Alan Hanson summarized the current issue regarding questions over the ownership of the hatched area on the western edge of SCE Lot 13 that adjoins Tract B. Alan reported that (per the City of Anacortes) Kim and Jeff Graf own the property, and that the hatched area (through which the walking trail from lower Washington Court enters Tract B) denotes an easement per a letter from the City of Anacortes. It does not indicate that the hatched area is part of Tract B, or SCHOA property. Barbara Ballentine offered an apology to the Grafs if she misunderstood the ownership of this area. Jeff explained in detail the process he went through to understand the hatched area of Tract B. Bill Ballentine requested that the board seek legal counsel and a survey to determine if the City's determination of ownership and easements is correct. Tisa Kniskern commented that our SCHOA monies could be better used. The board voted unanimously against Bill's request. The Graf's stated their intent, once construction is completed this winter, is to return the trail to its previous condition. They did mention that they are having conversations with their insurance company regarding potential liabilities resulting from public access across their property. Future trail maintenance responsibilities were also mentioned, but Jackie suggested that we discuss upkeep of the trail at a later date.

5d. Trees in Washington Blvd Islands – Jim Nelson noticed that the tree leaves are curling, spotting, and falling and asked when they were last sprayed. It was noted that they were last sprayed in February, 2016 and it is done on a yearly basis. Jackie stated she will pass this concern to Paul Allen.

6. The next meetings are scheduled for Thursdays, July 21, August 18, and September 22, 2016 at 7:00 p.m. at the Anacortes Library.

7. The meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Amy Schnabel
SCHOA Secretary