

**Sunset Cove Homeowners Association  
Monthly Board of Directors Meeting  
June 15, 2017**

**Minutes**

Attending: Alan Hanson, Tisa Kniskern, Amy Schnabel, and Jean Warner.

Absent: Ken Goodwin

Members Present: Paul Allen, Jackie Etsell, Jeff Graf, Kim Graf, Ron Telles, and Rob Warner.

Guest: Eric Johnson, Anacortes City Council member

**1. Call to Order:**

The meeting was called to order by Alan Hanson at 7:00 p.m.

**2. Meeting Minutes and Finance Report:**

The minutes from the April meeting had been circulated electronically; approved as written. The beginning checking account balance for April 2017 was \$23,666.63. With April and May expenses of \$9,444.24 and receivables (assessments) of \$ 0.00 the end of the month balance was \$14,222.39.

**3. Committee Reports**

3a. Architecture Review Committee – Alan Hanson reported for Ken Goodwin that there was nothing new to report.

3b. Landscape Committee – Jean Warner sent a second mailing to some vacant lot owners reminding them to mow their properties. She reported that ProScapes has not been doing a thorough job and that communication with the company is poor. A manager will contact Jean so that we can state our expectations regarding landscaping. Paul Allen suggested we request a rebate since we are paying for a service that is not being provided. Jean stated that the Landscape Committee met on June 8, 2017 to discuss future plans for the gazebo and Washington Blvd medians. The medians are not thriving and lighting needs to be replaced. It is their hope to enhance the beauty and usability of the gazebo area. The committee hopes to put together a proposal and prioritize areas which are most in need of landscape attention. Discussion occurred regarding current property owners' yards and their appearances. It was agreed upon that the Board would send out individual letters to property owners reminding them to maintain their yards and weed their properties.

3c. Publicity – Jackie Etsell reported that she has hard copies of the most recent newsletter for distribution if needed. Thank you to the Warner's for hosting the block party last month. Approximately 47 people attended this gathering. A date will be set for a future neighborhood gathering at the August meeting.

**4. Old Business**

4a. Guemes Channel Trail/Revetment Project – Eric Johnson stated that he saw an information chart that shows multiple possibilities/locations for this trail. He also stated that residents will be contacted regarding any plans.

**5. New Business**

5a. Garden Village Homes Project/Ted Filler - Ted Filler summarized the status of the Garden Village Homes Project. In order for the sale to be finalized, an issue regarding the actual ownership of a storm water retention pond (located south of Observation Avenue and east of the development) needs to be resolved. Along with transferring ownership of the retention pond to the SCHOA from Mr. William Bailey, who was one of the original developers and inadvertently ended up as the recorded owner of the pond, Ted is offering to increase the height of the berm surrounding the retention pond as now required by the City. To complete the work, at no cost to the HOA, Ted needs formal approval from the HOA to accept a quit claim deed from Mr. Bailey, so that the SCHOA will be the recorded owner. Alan Hanson will contact the SCHOA lawyer for a review of the documents presented. After much discussion, the Board agreed to conditional approval subject to legal review.

6. The next meetings are scheduled for Thursday, August 17, 2017 and September 28, 2017 at 7:00 p.m. at the Anacortes Library. The meeting was adjourned at 8:47 p.m.

Respectfully submitted,

Amy Schnabel  
Secretary