

Sunset Cove Homeowners' Association
Monthly Board of Directors Meeting
June 16, 2011
Meeting Room of the Anacortes Library

MINUTES

Board attendees: Paul Allen, Barbara Ballentine, Jackie Etsell, and Jim Nelson.

Board absent: Don Berg and Ted Filler.

Members present: Bill Ballentine, Cori Nelson, Elly Nielson, Roy Raphael, Stan Singer, Susan Singer, Ron Telles, and Bill Whittemore.

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 May meeting were read and approved by the Board as written.

3. Finances:

The beginning balance for May 2011 was \$27,527.80. With expenses of \$8,984.10 and receivables (late assessment fee received) of \$440.00 the end of the month balance was \$18,983.70. 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 – Paul Allen reported for Don Berg that construction is currently underway on SCE Lot 8. No other activity to report.

4b. Landscape – Barbara Ballentine reported that the major landscaping projects are done, and updated the Board on the following:

- 1) The irrigation is being finalized soon; a few heads will be changed but all in all they are functioning, and on timers.
- 2) The cul-de-sacs both look really nice, especially with the extra water.
- 3) The Washington Boulevard front entry has been done but there's not much there, so Barbara will be discussing that with Green Street soon. Hopefully the plants that are there will develop.
- 4) The trail next to SCE Lot 13 needs mowing, and the storm water run-off drainage issue will need to be revisited soon.
- 5) Scotch broom removal has begun in the buffer zone between the Woods at Sunset Cove properties and our lots.
- 6) The letters regarding keeping vacant lots mowed have gone out. When further reminders are sent, they will include a deadline. Side note: the "Good Guys" will do the job for \$20 per hour, payable by the individual lot owner.

4c. Publicity – Jim Nelson reiterated that the picnic is scheduled for Saturday, September 10 at the big fire grill at Washington Park.

Note: “Old Business” and “New Business” were switched at the meeting, to allow for extended and unlimited discussion of an “Old Business” item. They are reported in the correct order here.

5. Old Business:

5a. Jim Nelson reported that the willow tree at the top of the trail has been removed, at no expense to the homeowners’ association. The fir is still standing.

5b. Rock Wall and Easement Vacation – Public announcements were put up today next to SCE Lot 12 of forthcoming Anacortes City Council meetings: a study session will be held on June 27 (where no public comments will be heard but the public can attend), and at the regular meeting on July 18 the Council will discuss the matter and take public input. See attached flyer. Discussion ensued regarding possible homeowner association options – as well as what individual home owner’s might want to do – with many ideas and suggestions set forth. A motion was made to have attorney Neli Espe send a letter to the City Council outlining the stance and timeline of the association; it was seconded and approved by the Board.

5c. Other – No other old business was reported.

6. New Business:

6a. The Board recently received an email from a local real estate agent about some “For Sale” signs she felt were too big, according to our CC&R’s. After some research (i.e. measuring) by Rick Etsell, the signs in question were determined to be within the requirements. Paul Allen will officially follow-up with the agent as well.

6b. We received the assessment dues from the SCE Lot 2 homeowner’s for both 2010 and 2011, but because their 2010 dues had actually been paid they will be issued a refund for that portion. We apologize for any inconvenience this may have caused them.

6c. Vandalism in the community seems to be on the rise – including at least one actual home break-in, another where a screen door was cut, and a car was vandalized – so everyone should be on the alert and call police for things out of the ordinary.

6d. The next meeting is Thursday, July 14, 2011 at 7:00 p.m. at the Anacortes Library.

6e. The meeting was **adjourned** at 7:50 p.m.

Respectfully submitted,

Jackie Etsell
SCHOA Secretary/Treasurer