

Sunset Cove Homeowners' Association
Monthly Board of Directors Meeting
June 26, 2012
Meeting Room of the Anacortes Library

MINUTES – Corrected

Board attendees: Paul Allen, Barbara Ballentine, Don Berg, Jackie Etsell and Jim Gray.

Board excused absentees: Victor Brzeg

Members present: Bill Ballentine, Diane Berg, Sherry Gray, Cori Nelson, Jim Nelson, 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 May meeting were approved as distributed electronically to Board members. A copy was passed around for members present to review.

3. Finances:

The beginning balance for May 2012 was \$21,506.22. With expenses of \$556.52 and zero receivables, the end of the month balance was \$20,949.70. The 2012 budget tracking report was submitted; both treasurer reports were approved by the Board. It was also noted that the price increase for landscape maintenance mentioned in the March 2012 minutes kicked in with the June invoice; Green Street Yards is calling it a "fuel surcharge" and it amounts to 5% of the total monthly charge, plus tax. The assessments that had been still owed for ten lots/units were received.

4. Committee Reports:

4a. ARC – Don Berg reported that a request has been received from an SCE homeowner for another to complete their landscaping, as the extended time frame has violated the CC&R's. Don and Barbara will work on a response. No other requests have been received.

4b. Landscape – Barbara Ballentine reported that vacant lot owners were sent "mowing letters" on May 30, and about half are in compliance. She also noted that GT Development has not mowed the vacant land, but the townhomes in general look much better. As to the irrigation systems, Washington Court has stuck valves which are being fixed, and Sundown Court seems to be okay. Barbara has also been conducting research on the type of trees required along Washington Boulevard, and their general unavailability. She and Paul Allen will check other varieties to find a suitable replacement and/or substitution for the dwarf flowering pear tree.

4c. Publicity – Paul Allen reported in Victor Brzeg's absence that the neighborhood garage sale on Saturday, June 9, had nine homeowners who participated. There were some pretty good crowds that day. Jackie Etsell reported that the deadline for items for the Summer/Fall Newsletter is the next Board meeting (July 17), and everyone is invited to submit something!

5. Old Business:

5a. Curb painting by the mailboxes: should be occurring soon; Jim Gray will get a copy of the letter to Jackie Etsell for the file.

5b. Rock wall on SCE Lot 12: A meeting was held between City officials and the affected homeowners to discuss the plans; all parties agreed initially to one of the plans (the one that goes out to SCE Lot 11) to include: one wall built by Mike Harris, 3 feet to 12 feet in height, and which will *follow the plan*. A site visit will occur between Mr. Harris and Mr. Chebeir to go over all the details. By the end of July, the plan could be submitted for a building permit and could go to another engineer (besides Edison) for review; the ARC will visit the site; and the City will review the plan for approval. Permits could be issued in August, with construction beginning in September.

6. New Business:

6a. Homeowner Jim Nelson mentioned that it seems like it has been a really long time since any of the trees and larger shrubs in the medians have been trimmed, and some plants have grown over the sides of the curbs as well. Barbara will mention this need to Green Street.

6b. The next meetings are Tuesdays, July 17, 2012, August 21, 2012, and September 18, 2012 at 7:00 p.m. at the Anacortes Library.

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

Respectfully submitted,

Jackie Etsell
SCHOA Secretary/Treasurer