

Sunset Cove Homeowners Association
Monthly Board of Directors Meeting
June 26, 2021
Zoom meeting
Minutes

Attending: Doug Berard, Dawn Bachmann, Steve Krippner, and Annie Hayes

Absent: Daniel Allawatt

Members Present: Vicki Berard and Jackie Etsell

1. Call to order:

The meeting was called to order by Doug Berard at 10:00 am

2. Meeting Minutes:

The minutes of the April 24, 2021 meeting had been circulated via email and were approved as written.

3. Finance Report:

Dawn Bachmann presented the finance report. We are in good shape in terms of Year to Date expenditures except for Repairs and Maintenance. The tree assessment and the payment to Javier for the Sundown Court refresh put us over budget there, but we have money in other categories as well as in reserves if necessary. Dawn moved a couple of payments that were made in December (insurance, P.O. Box) to show that they were actually 2021 expenses. As of June 30th, we have \$11,052.00 in checking and \$40,397.30 in the reserve savings account. The CD account has \$4,175.61 which will be transferred into the reserve account as soon as it matures.

4. Committee Reports:

4a. Architectural Review Committee:

No updates

4b. Landscape Committee:

Steve Krippner reported that the city of Anacortes removed the trees in the Sunset Ave. storm pond. So far, we have not received a bill from the city. The Observation Ave. storm pond still needs to be cleared. It will be much more labor intensive and so more expensive. Reminders have been sent to the owners of WPE 27 to ask them to mow their lot. The Colson's home (WPE 17) is finished and the HOA path adjacent to it will be mulched now and landscaped in the fall. Steve will also have additional mulch added to the Washington Blvd. median at the same time. Steve, Doug and Dawn are still planning to meet to work on a five-year plan of landscaping for the HOA.

4c. Publicity Committee:

Doug would like committee chairs to get a short summary to him by July 2nd and he will put together a newsletter. It was decided that it is still too early to plan any social activities.

5. Old Business:

5a. Access Anacortes: The work has begun on laying the cable for the high-speed internet. The initial information was that the contractor would not cut through sidewalks or driveways but tunnel underneath. If they need to cut through sidewalks, as they are now doing, they will replace the entire section of concrete.

5b. Unpaid Dues: One homeowner has not paid his HOA dues for 2021. Several reminders have been emailed, as well as a certified letter which was refused. It was decided that Doug would send one final letter advising the owner that dues plus a penalty, interest and potential attorney's fees are due within 30 days. The Board voted to file a lien against the property owner if the dues are not paid by that time.

5c. Homeowner complaints:

One homeowner has been advised that they need to clean up the landscaping on their property. Progress has been made.

A homeowner has complained about a basketball hoop on the sidewalk along Washington Blvd. that is used by some neighborhood children. The homeowner claims that it is a nuisance because of noise and danger to the children playing in the street. Doug spoke with a member of the police department who said it was not illegal. The Board voted to ask that the basketball hoop be moved off the sidewalk when not in use. Otherwise we see no problem with children playing outside. Doug will double check with an attorney regarding liability and will notify the parties involved.

In the future it is requested that all complaints/concerns will come to the Board in writing through the HOA website rather than contacting individual members. That way we can decide who could best address the issue.

6. New Business:

6a. There was a discussion regarding liability issues for the HOA Board. At this time, we are covered by an indemnification clause as well as \$1 million in liability insurance. There are also concerns with the CC&Rs and By-laws. Doug intends to meet with an attorney to determine whether we need to increase our insurance coverage and also whether to revise the CC&Rs and By-laws. The board voted to have Doug go forward with that meeting.

7. Upcoming Meetings: The next meeting is scheduled for August 28, 2021 at 10:00 am via Zoom.

The meeting was adjourned at 11:26

Respectfully submitted,

Lori Campbell, Secretary