

# Sunset Cove Homeowners Association

## Monthly Board of Directors Meeting

October 25, 2016

Meeting Room of the Anacortes Library

### MINUTES

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

Members present: Paul Allen, Barbara Ballentine, Janis Blackwood, Tom Blackwood, Lisa Cornelius, Tim Cornelius, Rick Etsell, Ken Goodwin, Jeff Graf, Kim Graf, Trinka Mount, Chris Schnabel, Rob Warner, and Carrie Worra.

Guest: Eric Johnson, Anacortes City Council member.

#### **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 September meeting had been circulated electronically; approved as sent. The beginning checking account balance for September 2016 was \$18,698.93. With expenses of \$3,675.42 and receivables (assessments) of \$0.00 the end of the month balance was \$15,023.51. The savings account balance was \$5,706.37. The treasurer report was approved by the Board.

#### **3. Committee Reports:**

3a. ARC – Alan Hanson reported that he contacted Robin Wood who had shown interest in purchasing WPE Lot 19. She is no longer interested in the property.

3b. Landscape – Jean Warner reported that the Landscape Committee (members are Paul Allen, Trinka Mount, Cori Nelson, Jim Nelson, and Jean Warner) met with Ryan from Choice Landscapes on October 13, 2016. It was a productive meeting where our landscaping issues and concerns were discussed. A general clean-up plan was proposed for the Washington Blvd medians which will include pruning and removal of dead and nearly dead materials. Some of the plantings in this median haven't been pruned properly, or have been damaged by deer and are dying. Ryan suggested having the plants pruned properly in hopes to have them survive another 5 years. We will try to salvage smaller plants and purchase new groupings in the future. There is no longer a 10% discount, possibly 6-7% for purchases after the holidays. Jackie suggested the committee write a 2-3 year landscape plan. If homeowners have deer or drought resistant plant ideas, contact Jean. Tisa commented that the Sunset Cove Estate cul-de-sac planter has a much higher water bill than the Washington Blvd median (approx. \$90.00 vs \$25.00). Rick Etsell stated that 30 lights were originally installed in the Washington Blvd medians. He recently went to locate all 30 lights, but could only locate 23; 7 can't be found most likely due to bark and debris coverage. Rick may rent/borrow a metal detector to find the 7 missing lights.

3c. Publicity – Jackie Etsell stated that the SCHOA Newsletter will be included in the annual December mailing. If interested, please submit articles to her by November 15, 2016.

3d. Nominating Committee - Paul Allen has volunteered to be the committee chair. Representation is needed from WPE, SCE, the Crest Condos and possibly the Gardens Townhouses. Currently, representation is needed from WPE and the Crest Condos. Carrie Worra noted that there is no rule in the bylaws stating that equal representation from WPE, SCE,

the Crest, and the Gardens is required. Rob Warner suggested that the bylaws be updated, but it was noted that this would incur additional legal expense. Ken Goodwin suggested that the board make a resolution that equal representation and balance are desired. Paul Allen stated that if there were not enough applicants from the different areas, positions would be available to everyone, regardless of neighborhood. Contact Paul if you are interested in serving on this nominating committee, want to serve on a SCHOA committee, or run for the SCHOA Board.

#### **4. Old Business:**

4a. ARC Issues: SCE Lot 13 and Tract B – Jackie reminded attendees that the wall will be moved onto the Graf's property and she asked that Kim and Jeff try to give a week's notice prior to its removal. The HOA will post signs at the dog-leg tract entrances reminding homeowners of this upcoming temporary closure due to construction equipment. Jackie stated that approximately \$3,000.00 has been spent for legal fees in response to the Nelson's lawyer. Some homeowners questioned why Graf's landscaping can't encroach on Tract B when other homeowners have encroached on this area and a precedent has been set. Jackie replied that all homeowners that have encroached on Tract B were notified via letter that SCHOA reserves the right to have those encroachments removed at a future date if required. Kim Graf stated that according to her builder, erosion is now present on the dog-leg and Tract B and is asking that the SCHOA fix and maintain this area as other common areas are maintained. Discussions/arguments ensued regarding all of the above.

4b. Guemes Channel Trail – The SCHOA Board Members received a letter from Gary Robinson, Parks Director, dated October 24, 2016 stating that there will be land surveyors in the general area of the proposed trail to gather information on where the trail might be located. Jackie shared the map that was included with the letter and stated that the board has never been opposed to the trail being on city property. Eric Johnson reassured attendees that after survey information is gathered, more informed discussions and meetings will take place with affected communities.

#### **5. New Business**

5a. Activate Audit Committee – Alan Hanson will lead the Audit Committee.

6. The Wednesday, November 16, 2016 meeting is a closed board budget meeting. It will take place at Amy Schnabel's home at 6:00 p.m. The Annual Membership Meeting will be Saturday, January 21, 2017. The library room is reserved from 11:30 a.m. until 3:00 p.m. with a possible meeting start time of 12:00 or 12:15.

7. This meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Amy Schnabel  
SCHOA Secretary