

Sunset Cove Homeowners Association

Monthly Board of Directors Meeting

September 22, 2016

Meeting Room of the Anacortes Library

MINUTES – Amended

Board attendees: Jackie Etsell, Tisa Kniskern, and Amy Schnabel.

Board members absent: Alan Hanson and Jean Warner.

Members present: Paul Allen, Rick Etsell, Jeff Graf, and Kim Graf.

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 August meeting had been circulated electronically; approved as sent. The beginning checking account balance for August 2016 was \$23,207.47. With expenses of \$4,508.54 and receivables (assessments) of \$0.00 the end of the month balance was \$18,698.93. The savings account balance was \$5,706.21. The treasurer report was approved by the Board.

3. Committee Reports:

3a. ARC – Nothing new to report.

3b. Landscape – Paul Allen stated that Michael Brent, owner of WPE Lot 12, will plant a Styrex Japonica tree in the street parking strip and add some rock landscaping to this area as well. Everflow Irrigation has contacted homeowners via letters regarding required (by the City) winterization. It is scheduled for October 16, 2016.

3c. Publicity – Jackie reported that the 13th Annual Sunset Cove Homeowners Association Picnic was on Sunday, August 28, 2016 from 1:00 - 5:00 at the big shelter at Washington Park. 24 people representing 14 families/property owners attended.

4. Old Business:

4a. ARC Issues: SCE Lot 13 and Tract B – Jackie shared portions of Charles Nelson's attorney's letter stating that portions of the Graf's proposal were not acceptable. It is not acceptable to them to keep the wall at its current location and do not approve of Strandberg Construction improving/completing any landscaping on the dog-leg of Tract B. Nelson's attorney is requesting that the wall be moved completely onto Graf's lot with the surveyor's markers restored and the drainage on the dog-leg restored as well. Jeff Graf stated that no monuments were moved during construction. The Graf's asked if they could even out the entry area to the dog-leg trail in order to make it more smooth.

[ADDENDUM: To clarify, in late August, a letter from the HOA's attorney was sent to the Graf's, taking the position that the dog-leg is part of Tract B, that the HOA does not have the authority to rule on the request for a variance for the wall, nor can it accept the wall as a "gift" that might impede members' rights regarding common areas. Consequently, by voluntarily moving the wall completely onto SCE Lot 13, this matter could be resolved. The Graf's then countered with two proposals, as discussed above.]

5. New Business:

5a. Nominating Committee – Paul Allen has volunteered to be the committee chair. Representation is needed from WPE, the Crest Condos and possibly the Gardens Townhouses. If no one steps forward, it will be opened up to everyone. Contact Paul if you are interested in serving on this committee.

5b. Other – Jeff Graf requested reimbursement regarding trash and tree debris that was removed from Tract B. A tree at the intersection of Tract B and the dog-leg of Tract B had fallen last winter and was removed in the spring. Jeff will provide an invoice to Tisa.

6. The next meeting is scheduled for Tuesday, October 25, 2016 at 7:00 p.m. at the Anacortes Library. The November 2016 meeting is a closed board budget meeting.

7. This meeting was adjourned at 7:19 p.m.

Respectfully submitted,

Amy Schnabel
SCHOA Secretary