

SUNSET COVE DEVELOPMENT HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING JUNE 7, 2006
ANACORTES LIBRARY COMMUNITY ROOM

Present: President Ron Telles; Vice President Jim Nelson, Secretary-Treasurer Paul Allen, director Barbara Ballentine. Absent: Director Rick Etsell

The meeting was called to order at 7:00 pm by Ron.

1. Minutes: The minutes of the May 3rd meeting were read and approved.
2. Financial Summary: Paul read the financial summary for May, 2006. The current bank balance is \$19,047.90. The report was approved as read.

3. OLD BUSINESS:

a. Chaffey Homes: The same complaints were aired at the most recent meeting about water intrusion from the wetland portion of the parcel to the North. The Planning Commission approved the project with additional conditions and sent it to the City Council for review. No timeframe for further decisions was noted.

b. Piazza/Obrock Parcel: Piazza referred this issue to Chicago Title in Mt. Vernon. The acknowledged this parcel was missed during the transition and they are taking steps to transfer it to the association.

c. Gazebo Benches: The order was delayed pending the outcome of the parcel question noted above. Jim Nelson will now proceed and order two benches as approved at an earlier meeting.

d. Street Sweeping/Electrical: City Electric is evaluating our lighting and will submit a bid for improvement/maintenance. Island Sweeping will begin sweeping the streets on an "on call" basis with the first sweep scheduled for later in June. We will evaluate what frequency works best subject to various construction projects.

4. NEW BUSINESS:

a. ARC: Nothing reviewed this period. Expecting plans to be submitted for lot 30 WPE sometime in the next month or so.

b. Landscape Committee: The island in the court has been fully landscaped now. We will schedule water as necessary to keep the plants healthy until the rainy season returns.

c. Publicity: The next newsletter will address the issue of dog feces not being picked up by owners walking their pets. This is a health issue we all need to be aware of.

If you walk your pet please pickup any solid waste and show consideration for your neighbors.

5. OTHER BUSINESS:

a. Mowing isn't being done consistently on those undeveloped lots who don't use our contractor. Letters will be going out again and we may schedule mowing and lien the property if the owners don't handle this issue.

b. Easement between lot 13, SCE and the property to the West: The hatched track shown on the map is part of tract B which is owned by us. The HOA needs to take care of the easement however there is a fence on part of it which is owned by the neighbor to the West who isn't part of the association. Barbara will contact Steve Hardy to get the name of the surveyor and we will have the easement surveyed and then notify the neighbor about his fence problem.

c. Danger Tree on Tract B: AS we are liable for any damage caused if this particular tree fails and damages persons or property we have obtained a bid from Eager Beaver to remove the tree. A second bid was obtained from the arborist who examined the tree but it was considerably more. Eager Beaver will remove the tree on 6/19 for \$800. plus tax. We informed the city who said we must leave a 20 foot stump for habitat. Barbara remembered some language about our buffer areas that might mitigate the city's definition and will research the issue.

There being no further business, the meeting was adjourned at 7:52pm.

Respectively Submitted,

Paul Allen
Secretary-Treasurer