

SUNSET COVE DEVELOPMENT HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING AUGUST 2, 2006
ANACORTES LIBRARY COMMUNITY ROOM

Present: President Ron Telles, Vice President Jim Nelson, Secretary Treasurer Paul Allen, Directors Barbara Ballentine and Rick Etsell

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

1. Minutes: The minutes of the July 5, 2006 meeting were read by Paul and approved
2. Financial Summary: Paul read the financial summary for the month of July. The current bank balance is \$15,574.08. The report was approved and is attached as a part of these minutes.
3. OLD BUSINESS:
 - a. Benches for the gazebo area: Jim has turned in the order to the company. We will receive 2 benches and the condo association will receive 5. We are waiting for a check from Ted Filler which we will combine with our check in order to complete the 50% deposit requirement.
 - b. Update on electrical bid for center island: Ron received two bids for the light fixtures. City Electric quoted \$335. each if we replace all. Bulbs for this fixture are about half the cost of our current ones. We should replace 6 right away that have problems. It was determined more study was needed. Barbara volunteered to look on the internet for more affordable fixtures.
 - c. Woods at Sunset Cove: Project has now been approved with the conditions as stipulated by the Planning Commission. We will follow to determine Chaffey timeline for the start of site work.
 - d. Easement on lot 13, SCE: The easement was surveyed and mapped. The fence belongs totally to the association and is on the easement. A part of the fence needs to be moved in order to make the easement useable. Ron will contact Economy Fence to get price for moving the portion that blocks the easement. The board will contact the owners of the lot adjacent to the easement before proceeding. Barbara will contact Herringstad Engineering and have them survey the Gazebo area as well.
 - e. Trail to Gazebo: It was recommended that a proposal from Simply Yards to maintain the pathway to the gazebo for the additional cost of \$106.00 per month be adopted. The proposal was unanimously accepted.
 - f. Inaugural meeting of The Crest condo assn: Jim attended the meeting on behalf of our board. Acorn Properties will be managing the finances of the association. Bill Whittemore will be on the condo board and was welcomed in attendance tonight to our meeting. Hopefully Bill will be a liaison between our board and the condo board. Acorn will keep us informed of closings and ownership information. Hopefully we can bill Acorn for our annual dues in January.
 - g. Weeds on vacant lots: A letter will be sent to owners of all vacant lots asking them to mow/weed their lot as soon as possible to minimize fire danger and stop weeds

from spreading. This is currently voluntary but the board will work on a revision to the CCR's for the coming year.

4. NEW BUSINESS:

a. ARC: Plans were approved by the committee for lot 30, WPE. A variance in roof material was reviewed for lot 1, SCE and denied. A second variance is expected on the same issues proposing standing seam metal rather than composition. A final landscape plan for lot 4, SCE was approved.

b. Landscape Committee: We have started maintaining the pathway to the gazebo thru Simply Yards. It will take a few sessions to get the edges mowed down and the weeds in the pathway eradicated.

c. Publicity Committee: Reminder the picnic is Saturday 8/26. Jim reminded all in attendance to RSVP.

5. OTHER BUSINESS: none

There being no further business the meeting was adjourned at 7:47pm.

Respectively Submitted,

Paul Allen