

SUNSET COVE DEVELOPMENT HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MARCH 1, 2006  
ANACORTES LIBRARY COMMUNITY ROOM

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

The meeting was called to order by Ron at 7:02pm

1. Minutes: Paul read the minutes for the Annual Owners Meeting which was combined with the January and February Board Meeting. The minutes were accepted as read without change.
2. Financial Summary: Paul read the financial summary for the month of February, 2006. The current bank balance is \$21,446.97. The report was accepted as presented and is attached as a part of these minutes.
3. Old Business:
  - a. Trail to Gazebo: Jim and Ron spent a day working on the trail to cleanup deadfall limbs and trees from the recent windstorm. We are still waiting for the city to complete the work they are doing before proceeding with any additional work from the association. The neighbor to the west of the trail is going to be developing his property and Jim has been asked to speak with him about removing some of the "debris and junk" from our trail area that borders his property when he works on his site.
  - b. The Woods at Sunset Cove: This is the name of the subdivision to the east of Washington Park Estates. Chaffey Homes will be going to the planning commission on 3/22/06 for their first public meeting on this development. They expect to have final approval sometime in May and begin site work this summer.
  - c. Sunset Avenue Improvement: Plans are just about finalized for the lots adjacent to the street, which don't affect us. A new, larger water pipe will be installed which will benefit us and the power poles will be moved back during construction which will cause a few interruptions during the summer. Construction is expected to begin in June and run 4 days a week until completion in September.
4. New Business:
  - a. ARC update: The committee approved constructions plans for lot 12, WPE and a fence and landscaping project for lot 25, WPE. The board will meet after the regular meeting with the condo developer to discuss height mitigation for lot 2, SCE in accordance with the CCR's.
  - b. Landscape Committee: Jim gave a presentation regarding benches for the gazebo area. The board selected item #2 which has a retail price of \$589. It was suggested we contact the city or the parks department to see if we can purchase them thru them at a cost savings. Jim also volunteered to pressure wash the gazebo and apply a coat of water seal

for the cost of materials. The board approved this and thanks him for his time in volunteering.

c. Publicity Committee: Jim reports he will begin work putting together the owner's directory from the information sent in by interested owners. The publication will be "hard copy" only and be sent to owners in the subdivision but will not be published on the website for reasons of privacy, which was promised in the flyer that went out with the assessment notice late last year.

#### 5. OTHER BUSINESS:

a. One owner attending the meeting asked about the lack of completion of a house in SCE that appears to have stopped work. They requested that the board send a letter to the owner asking for an update. The board has prepared a letter which Jim Nelson read aloud for all to hear. It will be sent to the owner a.s.a.p.

Being no further business the meeting was adjourned at 8:20pm

Respectively submitted,

Paul Allen  
Secretary-Treasurer