

SUNSET COVE DEVELOPMENT HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MAY 3, 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 7:00 p.m.

1. Minutes. Rick read the minutes of the previous meeting April 5, 2006 which were accepted as read.
2. Financial Summary: Paul read the financial summary for the month of April, 2006. The current bank balance is \$22,283.34. The report was accepted as read and is a part of these minutes.
3. Old Business:
 - a. Chaffey Homes subdivision update: Ron and Paul attended the public meeting held at City Hall. There is some opposition to the proposed plan due primarily to drainage issues into and from the wetland portion of the tract. Most opponents want a longer guarantee of no water intrusion by the developer or extended boundaries between the existing wetland portion of the tract and any building sites. The process was extended until May 10th to give Chaffey time to respond to local persons questions regarding the accuracy of their hydrologists report.
4. New Business:
 - a. ARC update: Ron indicated a hot tub installation was approved for lot 15. No other plans are in the works for review at this time.
 - b. Landscape Committee; Regarding benches for the gazebo area, Ted Filler hasn't responded to Jim regarding ordering benches for the condo project along with our order so Jim will initiate an order solely for us. Paul reported that 48 trees have been sprayed for fungal and pest control and a billing will be sent to each owner that opted for the spraying service.
 - c. Publicity Committee: Jim indicated the Spring newsletter was just about ready for mailing. A date has been selected for the annual picnic – Saturday August 26th. He will contact the park regarding our reservation of the covered BBQ area.
5. Other Business:
 - a. Ron reported he is maintaining the center lighting and replacing bulbs as they burn out. He believes the burn out rate is excessive and suggested we retain an electrician to check and maintain the lighting. The board approved his motion and Ron will get bids from interested parties. Guest Monte Slichter asked about lighting the circle on Washington Court. This will be referred to whoever is hired to maintain the lighting.

b. A general discussion was held regarding the unsightly condition of our streets due to construction equipment. Ron agreed to solicit bids from private firms to sweep on a regular basis and indicated he would ask the City for assistance in getting the contractors to perform this work as specified.

c. A discussion was held about the easement that is believed to be on the Western edge of lot 13, SCE. A local realtor involved initially in marking Sunset Cove, Steve Hardy, located the rebar marking the easement. It appears the fence between lot 13 and the adjacent neighbor is not where it should be. There is also a question of whether the easement is, in fact, another parcel that is or should be owned and maintained by the home owners association. This issue remains quite unresolved and no certain direction was agreed upon.

d. There is a small parcel of land that is owned by Piazza and Obrock that is adjacent to the gazebo that probably should have been turned over to the association. Paul will write to Piazza to determine the status of this parcel.

There being no further business before the board, the meeting was adjourned at 7:50pm.

Respectively Submitted,

Paul Allen
Secretary Treasurer