

SUNSET COVE DEVELOPMENT HOMEOWNERS ASSOCIATION

DIRECTORS MEETING JULY 6, 2005

ANACORTES LIBRARY COMMUNITY ROOM

Present: Vice President Ron Telles, Secretary Treasurer Paul Allen, Directors Liana Yelle and Barbara Ballantine

Absent: President Roy Raphael

Guests: See list attached

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

I. Minutes: Paul read the minutes from the June 1 board meeting which were unanimously accepted as read.

II. Financial Summary: Paul read the financial summary for the month of June, 2005. The current bank balance as of 6/30/2005 is 10,069.24. See the report attached which is made a part of these minutes.

III. Old Business:

a. Dead tree removal, common area behind lot 9 SCE. Ron reported we are still in a holding pattern. We are waiting for the narrative from the contractor selected by the owners of lot 9. Ron has contacted the owners and advised them of the status.

b. Letter of Agreement GT Development. Paul received a letter from one of the partners of GT indicating they believe we have no agreement for them to landscape the common area across from the condo project. Roy and Paul will meet with them as soon as Roy is able.

c. Parking strip landscaping, SCE. This is on hold until we can get enough people willing to work on the landscaping committee.

d. Fencing of retention pond. We still only have one bid however the project needs additional study to determine what we should do re fencing or not. Several owners expressed their opinion that we should not spend \$8,000.00 for fencing and perhaps signage might serve to solve any potential problems we have with the pond area. The owner directly adjacent to the pond says she has never seen any children playing in or near the pond.

e. Development East of Sunset Cove. Paul received a map from Chaffey Homes indicating their plans for this property. The buffer is maintained at 30' between our lots and theirs. Current plans call for 25 homes with an additional 5 lots reserved for later development. They have been keeping us up to date with their progress with the city.

f. Trail to Gazebo. Paul heard from the city that they expect to install the trail from Washington Blvd. and Puget Way in the next few months. The question came up regarding tree removal on this common area by the city. There are some dead or near

dead trees that probably should be removed. Paul will follow-up with Gary Robinson of the City to see if this is possible.

IV. New Business.

a. Architectural Review Committee. Ron announced that the problem between lot 31 and 32 owners had been resolved satisfactorily between the parties and that the ARC has approved the plans for lot 31.

b. Landscape Committee. Paul and Ron have volunteered to meet with Simply Yards regarding common area tract C and the island at the end of Washington Court. We are unsure whether either of these is covered by the current contract and will explore our options.

c. Publicity Committee. Liana reported that the June newsletter was mailed and well received. The September newsletter will go out on 9/1 so the committee can get feedback regarding the upcoming picnic. Liana submitted a proposed budget for approximately \$300. for the annual event which was approved. She will submit receipts for reimbursement as expenses are incurred.

V. New Business.

a. One owner requested that the board contact another owner who is storing a camper shell on their driveway and requested that it be moved or stored in the garage. The board will contact the owner as soon as time permits.

b. The mowing letter re vacant lots has been in the owner's hands for almost a month. Many have responded by contracting via the association to have Simply Yards mow their parking strips and 4' into their lots. Some others have taken care of the mowing themselves. Others haven't done anything. The situation will be observed to determine an appropriate course of action for those lots that are not properly maintained.

There being no other business the meeting was adjourned at 8:05pm

Respectively Submitted,

Paul Allen
Secretary Treasurer