

SUNSET COVE DEVELOPMENT HOMEOWNERS ASSOCIATION

DIRECTORS MEETING SEPTEMBER 7, 2005

ANACORTES LIBRARY COMMUNITY ROOM

Present: President Roy Raphael, Vice President Ron Telles, Secretary-Treasurer Paul Allen, Director Barbara Ballentine

Absent: Director Liana Yelle

Guests: See list attached

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

I. Minutes: Paul read the minutes from the August 3rd meeting which were unanimously accepted as read.

II. Financial Summary: Paul read the financial summary for the month of August, 2005. The current bank balance is \$9322.14. See the report attached which is made part of these minutes.

III. OLD BUSINESS

a. Parking strip landscaping, SCE: A ballot was sent to the owners of the 18 lots in Sunset Cove asking them to vote on the type of landscaping that would be required in the CCR's. Of the 18 ballots mailed, 11 responses were received. There were 10 yes votes and 1 no vote. Inasmuch as a majority of the ballots were returned the motion was passed and the CCR's will be amended as follows:

“The landscape strip between the curb and sidewalk in Sunset Cove Estates will be landscaped and maintained by each property owner in a manner consistent with the overall landscape design submitted to and approved by the Architectural Review Committee (ARC) using plants that do not exceed four (4') feet in height at maturity.”

b. Fencing of retention pond: A second bid has been received for fencing the pond adjacent to lot 34, WPE. Economy Fence has proposed to fence the area with black chain link fencing for \$6675 plus tax or in galvanized fabric for \$4225 plus tax. The board has not made a decision as of this writing and will continue to study the issue.

c. Chaffey Homes update: A topographical map is in the process of being prepared on the parcel of land to the East of Sunset Cove for submission to the planning department for review. They expect to have this ready for review by mid to late September.

IV. NEW BUSINESS

a. Architectural Review Committee. Ron read an article regarding “tree liability”. It was suggested that the board walk the common areas to ascertain the health of the trees or the need for removal of any obvious hazards.

b. Landscape Committee. Roy offered that this month or early next month Simply Yards will begin planting the median on Washington Blvd and the circle at the end of SCE. This is subject to rain beginning.

c. Publicity Committee. In Liana's absence all in attendance were reminded about the upcoming picnic and asked to respond to the RSVP in the newsletter.

d. Townhouse Project. Ron went to the meeting at the city to review G.T. Developments request to modify the original plan for this project. He took with him a letter for Ian Munce offering our board support of the planned changes. The issue will be subject to public hearing as the board wouldn't approve the change request as submitted. The hearing will be sometime in October.

e. Board Appointment. Roy discussed that we are looking for an interested owner to fill the remaining one year term of Liana Yelle who will be moving to the other Washington at the end of the year.

Being no further business, the meeting was adjourned at 7:40pm.

Respectively Submitted,

Paul Allen
Secretary-Treasurer