

**SUNSET COVE DEVELOPMENT HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MAY 15, 2008
ANACORTES LIBRARY COMMUNITY ROOM**

Present: Paul Allen, Ted Filer, Liana Yelle, Bill Wittemore, Stan Singer plus 6 association members

Absent: Vickie Cooley

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

OLD BUSINESS:

Paul reported that in response to homeowner complaints regarding BPA lights shining into houses, BPA moved lights and reduced overall lighting by 30%. Homeowners affected report that this resolved the problem.

NEW BUSINESS

1. The ARC met on 5/15 before the monthly HOA meeting. The ARC received an anonymous letter opposing the proposed wall at the rear of SCE lot 12. The letter will be sent to the city to review, prior to the city ever meeting to discuss the issue as part of their agenda.
2. Preliminary plans for SCE lot 6 is expected for ARC review.
3. Ted presented a spreadsheet comparing two landscape lighting bids. Ted has two different type of proposals, with very different costs; one strictly replaces 120 VAC lights at present locations, the other is a low voltage system geared to enhance the landscape. Paul suggested having a board pre-meeting before the June 19 HOA meeting to review all the options.
4. Ted sent letters to homeowners who have undeveloped lots that have not been mowed. Some have now been mowed. A second letter will be sent, asking the lots be mowed by June 1st. If the lots aren't mowed, the HOA will have the lots mowed and charge the lot owner for the cost. If the lot owner does not repay the HOA, a lien will be placed on the lot.
5. Liana sent out the Spring 08 Newsletter and reminded everyone that the summer picnic is June 8th at the normal picnic location in Washington Park.
6. Stan reported on security information received from the APD of an increase in robberies. Garages left open have had items, including gasoline, stolen; thieves are sawing of catalytic converters on cars left outside; and gas caps are being forced open to siphon gas.
7. Stan reported that all assessments have been received, however one homeowner neglected to pay their late fee. Paul stated that when those houses sell the title company will get clearance from the HOA. At that time, the HOA will assess the fee at that time plus interest at 1.5% per month.

There being no other business before the board the meeting was adjourned at 7:25pm

Respectfully Submitted, Stan Singer, secretary/treasurer