

SUNSET COVE DEVELOPMENT HOMEOWNERS ASSOCIATION

ANNUAL MEETING JANUARY 14, 2007 ANACORTES LIBRARY COMMUNITY ROOM

After determination that a quorum had been reached the meeting was called to order by Board of Directors President Ron Telles at 1:10pm.

Ron welcomed all the owners who were present at the library and introduced board members Paul Allen, Rick Etsell, Barbara Ballentine and Jim Nelson. Ron thanked retiring board members Barbara Ballentine and Jim Nelson for their excellent service to the community. Ron also thanked continuing board member Rick Etsell who has done a fantastic job on our community website which was recently redesigned. Also, past president Roy Raphael was acknowledged and thanked for his service to the board and community during the initial year of the association.

Having counted the ballots Ron announced the election to the board of Stan Singer (SCE) and Bill Whittemore (The Crest) and the re-election of Paul Allen (WPE). All were unanimously elected to serve two year terms.

Paul Allen presented the 2006 financial report and the 2007 proposed budget. A copy is attached and made a part of this record.

The ballots were counted and the vote to amend the CCR's for Sunset Cove Estates and Washington Park Estates passed by a margin greater than the 2/3 required. The amendment (copy attached) will be recorded as soon as possible.

Discussion Issues:

Several owners wanted to discuss the removal of trees that have been damaged by the recent storm on various lots. Some are down and some are leaning and pose a danger. Lots 5, 6, and 7 SCE were of particular interest. The board will determine the best course of action to take with respect to this issue.

The pathway to the common area gazebo was discussed. In particular it was noted it is now very slippery and presents a hazard to all who use it. It was mentioned that this path is public and was constructed by the City of Anacortes in agreement with SCDHOA. The board will consider posting a sign noting the slippery condition and that users enter the path at their own risk. Also, we will consider doing some additional work to the pathway to remedy the slippery condition if possible.

Landscaping needs for the coming year were discussed. The common area adjacent to the Crest and Gardens will be looked at and there are several other sites we will need to improve during 2007. One area is the parking strip bordering the Crest and lot 1, SCE. This will be improved when lot 1 construction is complete.

A question was brought up about easements in Washington Park Estates. Basically the question centered on whether these will be "maintained" or not. The answer is no, they will not be maintained and are not intended for pedestrian use.

Another owner wanted to discuss a particular issue relative to his lot which the board felt was best discussed in a regular meeting not the annual meeting as it does not affect the overall development.

The Sunset Blvd renovation was discussed re traffic being held during construction. Given the great benefit we will all receive post sidewalk/curb/gutter/bike lane installation

it was determined that we should not send a letter on behalf of all owners about the traffic delay situation.

It was mentioned that neighbor to neighbor issues can best be handled by meeting directly with your neighbor and addressing situations that come up. The board is not intended to handle such issues. Unresolved issues pertaining to CCR infractions can be brought to the attention of the board if you cannot resolve them between yourselves.

All in attendance were thanked for coming and those who took the time to vote by mail were also thanked. It takes all owners being involved to make this a successful community.

The meeting was adjourned at 2:20pm. Respectively submitted,

Paul Allen Secretary Treasurer